

**DECLARATION OF DEFAULT
AND
DEMAND FOR SALE UNDER DEED OF TRUST**
PAGE 1 OF 2

ARC # _____
Trustor: _____
Property: _____

Date: _____

Please use the following documents in institute foreclosure proceedings against:

- | | |
|---|--|
| Orig Copy
1. [] []

2. [] []
3. [] []
4. [] []
5. [] []
6. [] [] | Note secured by Deed of Trust in the original amount of _____ executed by _____ in favor of _____.
Deed of Trust recorded _____ as Document No. _____.
Substitution of Trustee executed by _____.
Assignment recorded _____ s Document No. _____.

_____ |
|---|--|

The amounts to bring this loan current (or pay it in full) are as follows:

Principal Balance \$ _____ Interest Rate _____
 Monthly payments of \$ _____ are due for _____
 Interest paid to _____
 Late charge (s) of _____ is/are due for _____
 An additional late charge will be due on _____ and after the _____ day of the month thereafter.
 Should this loan be paid in full collect a Prepayment penalty as follows: _____

You may obtain the status of the first loan by contacting:

Company: _____
 Address: _____
 Phone: _____ Loan # _____

The undersigned believes the following information to be correct:

The subject loan was recorded in _____ position. Borrower (s) SSN(s): _____
 Property address: _____
 City: _____ State: _____ Zip Code: _____
 Current address of borrower(s) _____
 City: _____ State: _____ Zip Code: _____
 Special Instructions: _____

Reason for Default:

- Failure to make monthly payments when due. Failure to pay taxes/insurance etc. when due.
 Failure to pay principal when due (If loan is due in full, 90 day balloon payment notice has been sent yes no)
 Failure to maintain adequate fire insurance Failure to comply with other terms, as follows:

Any advances made by the undersigned under the terms and conditions of said Deed of Trust will be reflected in a subsequent demand letter. There is a possibility of Assignment of Rents and additional attorney's fees if the property is being used for rental purposes.

The undersigned hereby agrees to pay all costs and trustee's fees to **AMERICAN RECONVEYANCE CORPORATION** upon their written demand. It is further agreed, that in the event the beneficiary acquires said property, **AMERICAN RECONVEYANCE CORPORATION** shall hold the Trustee's Deed for recording until all foreclosure expenses have been paid.

Signature	Address	City
	Zip Code	Phone
Signature	Address	City
	Zip Code	Phone