To: <Insert name and address of mortgagor>

YOU are in default under mortgage (registered no <insert number>) in respect of land described as <insert description> because —

\*(a) you have failed to pay principal in an amount of $<insert amount> (and interest in an amount of $<insert amount>) which was due on the <insert date>;

\*(b) you are in breach of clause <insert number> of the mortgage which requires you to <insert description> [*or* of section <insert number> of the <insert name of Act>].

UNLESS you remedy your default within 30 days of you being given this notice, the mortgagee may proceed to sell the land and exercise all or any of the other powers conferred by the mortgage and by the *Property Law Act 2023*.

Dated: <Insert date>

Signed: *[Mortgagee or Mortgagee’s agent]*

*[\*Omit paragraph if inapplicable]*