

[Date]

[Applicant Name]
[Applicant Address]
[City, State, Zip Code]

Subject: Mortgage Loan Application - [Application Number]

Dear [Applicant Name],

Thank you for choosing [Lending Institution Name] for your home financing needs. We have carefully reviewed your application for a mortgage loan regarding the property located at [Property Address].

Regrettably, we are unable to approve your loan request at this time. Our decision was based on the following reason(s):

Excessive Debt-to-Income Ratio: Your total monthly debt obligations, when compared to your gross monthly income, exceed the maximum threshold required by our lending guidelines and secondary market standards.

In evaluating your application, we utilized a credit report provided by the following consumer reporting agency:

[Credit Bureau Name]
[Bureau Address]
[Bureau Phone Number]

Please note that the reporting agency played no part in the decision to deny your credit and is unable to provide specific reasons for the rejection. Under the Fair Credit Reporting Act, you have the right to obtain a free copy of your credit report from this agency within 60 days. You also have the right to dispute the accuracy or completeness of any information contained in the report.

We encourage you to reapply in the future should your financial circumstances change, such as a reduction in outstanding debt or an increase in documented income.

Sincerely,

[Officer Name]
[Title]
[Lending Institution Name]