

[Date]

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

Subject: Mortgage Application Decision - [Application Number]

Dear [Applicant Name],

Thank you for choosing [Lender 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 application at this time. Our decision was based on the following reason:

Minimum Income Requirement Not Met: Based on the financial documentation provided, your current gross annual income does not meet the minimum threshold required for the specific loan amount and product requested.

In evaluating your application, we consider various factors including debt-to-income ratios to ensure that the loan remains affordable throughout its term. At this stage, the documented income does not satisfy our internal lending criteria.

This decision does not prevent you from applying with us again in the future should your financial circumstances change, such as an increase in household income or a reduction in existing debt obligations.

If you have any questions regarding this notification, please contact your Loan Officer, [Officer Name], at [Phone Number].

Sincerely,

[Your Name/Signature]
[Title]
[Lender Name]