

[Date]

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

Re: Application for Home Equity Line of Credit (HELOC)
Property Address: [Subject Property Address]
Application Number: [Application ID]

Dear [Applicant Name],

Thank you for choosing [Financial Institution Name] for your home equity needs. We have completed the review of your application for a Home Equity Line of Credit.

Regrettably, we are unable to approve your request at this time due to the following reason:

Value of Collateral (Appraisal Shortfall): The independent appraisal report dated [Appraisal Date] determined the current market value of your property to be \$[Appraised Value]. Based on our lending guidelines, the total loan-to-value (LTV) ratio exceeds the maximum limit allowed for this product.

Our decision was based in whole or in part on information contained in an appraisal report. You have the right to receive a copy of this appraisal report, which is enclosed with this letter.

If you believe there are errors in the appraisal report or have additional information regarding comparable sales in your area that were not considered, you may request a Reconsideration of Value (ROV) by contacting [Department Name] at [Phone Number].

If you have any questions regarding this notice, please contact your Loan Officer, [Officer Name], at [Phone Number] or via email at [Email Address].

Sincerely,

[Name of Representative]
[Title]
[Financial Institution Name]

Notice: The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal

agency that administers compliance with this law concerning this creditor is [Federal Agency Name and Address].