

[Date]

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

RE: Notice of Decision - Equity Loan Application for [Property Address]

Dear [Applicant Name],

Thank you for your recent application for an equity loan regarding the property located at [Property Address].

After reviewing your application and the independent appraisal report, we regret to inform you that we are unable to approve your request at this time. This decision is based on a shortfall in the property valuation.

Our lending guidelines require a minimum amount of equity to secure the requested loan. Based on the professional appraisal conducted on [Date of Appraisal], the market value of your property was determined to be \$[Appraised Value]. Given your current outstanding mortgage balance of \$[Current Balance], the remaining equity does not meet the required threshold for the loan amount requested.

You have the right to receive a copy of the appraisal report used in this decision. If you would like a copy, please contact us within [Number] days.

We appreciate your interest in our services. If your property value increases or your mortgage balance decreases significantly in the future, we would be happy to review a new application from you.

If you have any questions regarding this letter, please contact our lending department at [Phone Number] or [Email Address].

Sincerely,

[Name of Loan Officer/Representative]

[Title]

[Financial Institution Name]