

Date: [Date]

Applicant Name: [Applicant Name]

Co-Applicant Name: [Co-Applicant Name]

Property Address: [Subject Property Address]

Dear [Applicant Name],

Thank you for your recent application for a construction loan. After careful review of your application and the associated project details, we regret to inform you that we are unable to approve your request at this time.

Our decision was based on the following reason(s) concerning the proposed builder/contractor:

- **Builder Regulatory Non-Compliance:** The designated builder does not currently meet the regulatory, licensing, or administrative requirements mandated by our lending policy and/or state and local authorities.

Description of Non-Compliance:

[Insert specific details, e.g., Expired License, Lack of Required Insurance, Failure to provide Required Disclosures, Debarment Status, or Unresolved Regulatory Sanctions]

If you choose to select an alternative builder who meets all regulatory requirements and lender guidelines, we would be happy to re-evaluate your loan application. Please note that a new builder review process will be required.

Notice of Right to Copy of Appraisal (If Applicable)

If an appraisal was conducted, you have the right to a copy of the appraisal report used in connection with your application.

Equal Credit Opportunity Act 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 [Name and Address of Appropriate Regulatory Agency].

If you have any questions regarding this notice, please contact:

[Loan Officer Name]

[Financial Institution Name]

[Phone Number]

[Email Address]

Sincerely,

[Name of Authorized Representative]

[Title]

[Financial Institution Name]