

Date: [Date]

To:

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

Subject: Notice of Action Taken Regarding Commercial Construction Loan Application

Dear [Applicant Name],

Thank you for submitting your application for a commercial construction loan regarding the project located at [Project Address/Description]. After a thorough review of your request and the supporting documentation provided, we regret to inform you that we are unable to approve your loan application at this time.

Our decision is based on the following reason(s):

Inadequate Builder Qualifications: Upon reviewing the credentials, project history, and financial standing of your selected general contractor, [Name of Builder/Firm], we have determined that they do not meet our institution's minimum requirements for a project of this scope and complexity. Specifically, the denial is based on:

- Insufficient experience in commercial projects of similar size or type.
- Lack of verifiable references or bonding capacity required for this loan amount.
- Incomplete or unsatisfactory track record regarding previous project timelines and budgets.

Our lending guidelines require that the builder demonstrating oversight of the project possesses specific certifications and a proven history of successful delivery on comparable commercial developments to mitigate construction risk.

If you choose to select an alternative contractor who meets our qualification standards, we would be willing to reconsider a new application for this project.

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 of Regulatory Agency, Address].

If you have any questions regarding this notice, please contact me directly at [Phone Number].

Sincerely,

[Name of Loan Officer]
[Title]
[Financial Institution Name]