

[Date]

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

Subject: Notice of Action Taken - Construction Loan Application #[Loan Number]

Dear [Applicant Name],

Thank you for your recent application for a residential construction loan regarding the property located at [Property Address].

After reviewing your application and the associated documentation, we regret to inform you that we are unable to approve your request at this time. Our decision is based on the following reason(s):

Missing Builder Warranty Certification: Our lending guidelines require a valid and executed Builder's Warranty Certification from the contractor or homebuilder. This documentation is necessary to ensure the structural integrity and protection of the collateral during and after the construction period. As of this date, the required certification has not been provided or does not meet our minimum coverage standards.

If you can obtain the necessary warranty documentation from your builder, we would be happy to reconsider your application. Please note that any resubmission may be subject to updated credit reports or appraisals.

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

Sincerely,

[Your Name/Department]

[Lending 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, or because all or part of the applicant's income derives from any public assistance program.