

**Date:** [Date]

**Applicant Name:** [Applicant Name]

**Address:** [Applicant Address]

**City, State, Zip:** [City, State, Zip]

**Subject: Notice of Adverse Action - First-Time Homebuyer Mortgage Discount**

Dear [Applicant Name],

Thank you for your recent application for our First-Time Homebuyer Mortgage Discount. After careful review of your application, we regret to inform you that we are unable to approve your request for this specific discount at this time.

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

- Property ownership records indicate a prior home purchase within the last three years.
- Credit score does not meet the minimum requirement for this specific program.
- Debt-to-income ratio exceeds the program limits.
- Loan-to-value ratio exceeds the maximum allowed for this discount.
- Other: [Specific Reason]

**Disclosure of Use of Information Obtained from an Outside Source**

Our decision was based in whole or in part on information obtained in a report from the consumer reporting agency listed below:

[Agency Name]

[Agency Address]

[Agency Phone Number]

Under the Fair Credit Reporting Act, you have the right to obtain a free copy of your consumer report from that agency if you request it within 60 days of receipt of this notice. You also have the right to dispute the accuracy or completeness of any information in the report.

Please note that this decision relates only to the specific discount program and does not necessarily mean you are denied for a standard mortgage loan. We encourage you to contact your loan officer to discuss alternative financing options.

Sincerely,

[Name of Financial Institution]

[Department Name]

[Contact Phone Number]

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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.