

[Date]

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

Subject: Notice of Action Taken on Mortgage Application

Dear [Applicant Name],

Thank you for your recent application for a mortgage loan. We have completed our review of your request. Regrettably, we are unable to approve your application at this time for the following reason(s):

- Insufficient Credit History (Length of time accounts have been established)
- Insufficient Number of Credit References Provided

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

[Name of Credit Bureau]

[Address of Credit Bureau]

[Phone Number of Credit Bureau]

Under the Fair Credit Reporting Act, you have the right to obtain a free copy of your credit report from this agency if you request it within 60 days of receiving this notice. You also have the right to dispute the accuracy or completeness of any information in the report. Please note that the reporting agency played no part in our decision and is unable to supply specific reasons why we have denied your credit request.

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.

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

Sincerely,

[Loan Officer Name]

[Financial Institution Name]