

[Date]

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

RE: Notice of Action Taken on Loan Application

Dear [Applicant Name],

Thank you for your recent application for a second mortgage. We regret to inform you that we are unable to approve your request at this time for the following reason(s):

- Credit score below required minimum standards.

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. The reporting agency played no part in our decision and is unable to supply specific reasons why we have denied your credit. You have a right under the Fair Credit Reporting Act to know the information contained in your credit file at the consumer reporting agency.

You also have a right to a free copy of your report from the reporting agency, if you request it no later than 60 days after you receive this notice. In addition, if you find that any information contained in the report you receive is inaccurate or incomplete, you have the right to dispute the matter with the reporting agency.

[Name of Credit Reporting Agency]

[Agency Address]

[Agency Phone Number]

INFORMATION ABOUT YOUR CREDIT SCORE

We also obtained your credit score from this consumer reporting agency and used it in making our credit decision. Your credit score is a number that reflects the information in your credit report. Your credit score can change, depending on how the information in your report changes.

- Your Credit Score: [Score]
- Date: [Date of Score]
- Scores range from a low of [Low Range] to a high of [High Range]

Key factors that adversely affected your credit score:

- [Factor 1]

- [Factor 2]
- [Factor 3]
- [Factor 4]

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 Relevant Regulatory Agency].

Sincerely,

[Lender Name]
[Lender Address]
[Phone Number]