

Date: [Date]

Applicant Name: [Applicant Name]

Address: [Applicant Address]

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

Subject: Notice of Action Taken Regarding Loan Application

Dear [Applicant Name],

Thank you for your recent application for a [Loan Type]. We have completed our review of your request. Regrettably, we are unable to approve your application at this time for the following reason(s) related to the collateral offered:

- **Inadequate Collateral Value:** The appraised value of the property/asset is insufficient to support the requested loan amount based on our required loan-to-value (LTV) ratios.
- **Property Condition:** The current condition of the collateral does not meet our minimum underwriting standards.

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 Reporting Agency]

[Address]

[Toll-free Telephone Number]

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. 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.

Right to Copy of Appraisal:

If an appraisal report was used in connection with your application, you have the right to receive a copy of that report. If you have not already received one, you may request a copy by contacting us at the address provided below.

If you have any questions regarding this notice, please contact:

[Lender Name]

[Lender Address]

[Lender Phone Number]

Sincerely,

[Name of Loan Officer/Department]

[Lender Name]

ECOA 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].