

Date: [Date]

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

Subject: Notice of Action Taken on Loan Application

Dear [Applicant Name],

Thank you for your recent application for a [Loan Type]. We regret to inform you that we are unable to approve your request for the following reason(s):

- **Insufficient Property Value:** The appraised value of the collateral property is not sufficient to support the requested loan amount based on our current lending guidelines.

Our credit decision was based in whole or in part on information contained in an appraisal report or other property valuation. You have the right to receive a copy of this report. If you have not already received a copy, please contact us at the address listed below.

Disclosure of Use of Information Obtained from an Outside Source:

Our decision was based in part on information obtained from an outside source other than a consumer reporting agency. You have a right under the Fair Credit Reporting Act to make a written request within 60 days of notification for a disclosure of the nature of this information.

Consumer Reporting Agency Disclosure:

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

[Name of Credit Bureau]

[Address]

[Toll-free Telephone Number]

Please note that the consumer reporting agency did not make the decision to deny your application and is unable to provide you with the specific reasons why the credit was denied.

You have a right under the Fair Credit Reporting Act to obtain a free copy of your consumer report from that agency if you request it no later than 60 days after you receive this notice. You also have the right to dispute the accuracy or completeness of any information in a consumer report furnished by the consumer reporting agency.

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 of Regulatory Agency]
[Address of Regulatory Agency]

Sincerely,

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