

[Date]

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

Re: Loan Application Number: [Application Number]

Dear [Applicant Name],

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

- The appraised value of the property is insufficient for the loan amount requested.
- The property does not meet our minimum collateral requirements.
- [Optional: Specific discrepancy details, e.g., structural concerns or zoning issues].

Our decision was based in whole or in part on information contained in an appraisal report prepared by:

[Appraisal Company Name]

[Appraisal Company Address]

[Phone Number]

You have the right under the Equal Credit Opportunity Act to a copy of the appraisal report. If you have not already received a copy, you may request one by contacting us at the address listed below within 90 days of this notice.

If you believe the information in the appraisal report is inaccurate, you may contact the appraisal company directly to discuss the findings or provide additional information for reconsideration.

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.

Sincerely,

[Name of Loan Officer/Reviewer]

[Financial Institution Name]

[Institution Address]

[Institution Phone Number]