

Date: [Date]

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

Subject: Notice of Adverse Action Regarding Mortgage Application

Dear [Applicant Name],

Thank you for your recent application for a mortgage loan. On [Date of Counteroffer], we provided you with a counteroffer for a loan under the following terms: [Briefly describe terms, e.g., higher interest rate, larger down payment, or different loan type].

As of [Current Date], we have not received your acceptance of these terms. Consequently, we are unable to proceed with your original request, and your application is being denied for the following reason(s):

- Terms of counteroffer were not accepted or expired.
- [Insert additional specific reason if applicable, e.g., Insufficient income for requested amount].

Information About Your Credit Score

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

[Consumer Reporting Agency Name]

[Agency Address]

[Agency Phone Number]

You have the right under the Fair Credit Reporting Act to obtain a free copy of your credit report from that 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.

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; 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.

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

[Loan Officer/Department Name]

[Lender Name]

[Phone Number]

Sincerely,

[Sender Name]

[Lender Name]