

[Date]

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

RE: Notice of Adverse Action Regarding Loan Application #[Loan Number]

Dear **[Applicant Name]**,

Thank you for your recent application for a mortgage loan. We regret to inform you that we are unable to approve your request for credit at this time.

Our decision was based in whole or in part on the following reason(s):

- **Inability to verify source of down payment funds.**
- **Inconsistency in documentation provided regarding assets/down payment source.**
- **Misrepresentation of the origin of funds required for closing.**

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 a consumer reporting agency listed below. You have a right under the Fair Credit Reporting Act to know the information contained in your file at the consumer reporting agency.

[Name of Credit Bureau]

[Address of Credit Bureau]

[Phone Number of Credit Bureau]

The reporting agency played no part in our decision and is unable to supply the specific reasons why we have denied your credit. 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.

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,

[Name of Loan Officer/Underwriter]
[Company Name]