

**Date:** [Date]

**Applicant Name:** [Applicant Name]

**Applicant Address:** [Applicant Address]

**Subject: Notice of Adverse Action Regarding Your Rental Application**

Dear [Applicant Name],

Thank you for your interest in leasing the property located at [Property Address]. We are writing to inform you that your application for residency has been denied.

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

- **Falsification of Application Information:** Discrepancies were identified regarding the income documentation and employment details provided in your application.
- **Misrepresentation of Financial Status:** Verification with [Employer Name/Financial Institution] did not match the figures or documents submitted during the screening process.

In accordance with the Fair Credit Reporting Act (FCRA), we are notifying you that our credit reporting agency played the following role in our decision:

**Consumer Reporting Agency Information:**

Name: [Agency Name]

Address: [Agency Address]

Phone: [Agency Phone Number]

Please be advised that the consumer reporting agency did not make the decision to deny your application and is unable to provide the specific reasons why the adverse action was taken. Under the FCRA, you have the right to:

1. Obtain a free copy of your consumer report from the agency listed above, provided you request it within 60 days of receipt of this notice.
2. Dispute the accuracy or completeness of any information in the report directly with the consumer reporting agency.

If you have any questions regarding this letter, please contact us in writing at the address provided below.

Sincerely,

[Your Name/Company Name]

[Your Title]

[Your Contact Information]