

[Date]

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

Re: Notice of Adverse Action - Loan Application #[Application Number]

Dear [Applicant Name],

Thank you for your recent application for credit. After a thorough review of your application and the supporting documentation, we regret to inform you that we are unable to approve your request at this time.

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

- **Undisclosed Liabilities / Misrepresentation of Financial Obligations:** During our verification process, we identified existing debts or financial liabilities that were not disclosed on your original application. This discrepancy constitutes a misrepresentation of your financial position.

### **Information About Your Credit Report**

Our decision was also based in part on information obtained in a report from the consumer reporting agency listed below. The reporting agency played no part in our decision and is unable to supply specific reasons why we have denied your credit.

[Consumer Reporting Agency Name]

[Agency Address]

[Agency Phone Number]

You have a right under the Fair Credit Reporting Act to know the information contained in your credit file at the consumer reporting agency. You also have a right to a free copy of your report from that 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.

### **Notice of Non-Discrimination**

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,

[Your Name/Company Name]  
[Title]  
[Contact Information]