[Date]

[Applicant Name]
[Applicant Address]
[City, State, Zip Code]

RE: Notice of Action Taken on Private Mortgage Insurance Application

Dear [Applicant Name],

Thank you for your recent application for mortgage insurance in connection with your loan request for the property located at [Property Address].

We regret to inform you that your application for private mortgage insurance (PMI) has been denied. This decision was based in whole or in part on the following reason(s):

- **High Debt-to-Income Ratio:** Your total monthly debt obligations exceed the maximum limits allowed under our current underwriting guidelines relative to your gross monthly income.

The mortgage insurance was requested from the following company, which made the decision to decline the coverage:

[Mortgage Insurance Company Name]
[Company Address]
[Company Phone Number]

Please be advised that the creditor (the lender) is unable to provide the mortgage loan as requested because mortgage insurance is a requirement for this loan program, and the insurance provider has declined to issue a policy.

Your Rights Under the Fair Credit Reporting Act (FCRA):

Our decision was based in whole or in part on information obtained in a report from the consumer reporting agency(ies) listed below. The reporting agency played no part in our decision and is unable to supply specific reasons why we have denied the insurance.

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 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.

[Credit Bureau Name]
[Address]
[Phone Number]

If you have any questions regarding this notice, please contact us at [Lender Phone Number].

Sincerely,

[Lender Name]
[Lender Address]

ECOA 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].