Date: [Date]

Applicant Name: [Applicant Name]
Co-Applicant Name: [Co-Applicant Name (if applicable)]
Property Address: [Property Address]
Application Number: [Application Number]

Dear [Applicant Name],

Thank you for your recent application for a mortgage loan. We regret to inform you that your request for Private Mortgage Insurance (PMI), which is a requirement for the loan terms you requested, has been denied by [Mortgage Insurance Company Name].

As a result, we are unable to approve your loan application as submitted. The specific reason for this decision is:

- **Maximum Loan-to-Value (LTV) Ratio Exceeded:** The requested loan amount exceeds the maximum percentage of the property's value permitted under the mortgage insurer's guidelines.

Information Regarding Your Property Valuation:
The Loan-to-Value ratio was calculated based on the following:

- Appraised Value/Purchase Price: $[Amount]
- Requested Loan Amount: $[Amount]
- Resulting LTV Ratio: [Percentage]%

Disclosure of Use of Information Submitted by Others:
Our decision was based in whole or in part on information obtained from the following private mortgage insurance provider:

[Mortgage Insurer Name]
[Mortgage Insurer Address]
[Mortgage Insurer Phone Number]

The mortgage insurance company did not make the decision to deny your loan application and is unable to provide you with the specific reasons why the loan was denied by us. You have a right under the Fair Credit Reporting Act to know the information contained in your file at the consumer 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].

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

Sincerely,

[Loan Officer/Department Name]
[Lending Institution Name]