Date: [Date]

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

Subject: Notice of Action Taken Regarding Private Mortgage Insurance

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 Private Mortgage Insurance (PMI) at this time. This decision has been made based on the following reason(s):

- [Insert Reason 1, e.g., Insufficient collateral value]
- [Insert Reason 2, e.g., Credit history concerns]
- [Insert Reason 3, e.g., Excessive debt-to-income ratio]

Disclosure of Use of Information Obtained from an Outside Source

Our decision was based in whole or in part on information obtained from the following consumer reporting agency:

[Name of Credit Bureau]
[Address]
[Toll-free Telephone Number]

Please note that the consumer reporting agency did not make the decision to deny the insurance and is unable to provide you with the specific reasons why the insurance was denied. Under the Fair Credit Reporting Act, you have the right to:

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

Information Regarding Your Credit Score

We also obtained your credit score from this consumer reporting agency and used it in making our decision. Your credit score is a number that reflects the information in your consumer report. Your credit score can change over time.

- **Your Credit Score:** [Score]
- **Date of Score:** [Date]
- **Range of Scores:** [Low Score] to [High Score]

Equal Credit Opportunity Act (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:

[Insert Name and Address of Relevant Regulatory Agency]

Sincerely,

[Lender Name]
[Lender Address]
[Phone Number]