

[Date]

[Borrower Name]

[Co-Borrower Name]

[Property Address]

[City, State, Zip Code]

RE: Notice of Loan Modification Denial - Lack of Imminent Default

Loan Number: [Insert Loan Number]

Dear [Borrower Name],

Thank you for submitting your application for a mortgage loan modification. We have carefully reviewed your financial documentation, including your income, expenses, and assets, to determine your eligibility for a loss mitigation option.

At this time, we are unable to offer you a loan modification. The reason for this decision is as follows:

Reason for Denial: Lack of Imminent Default

Based on our review of your financial information, it has been determined that your mortgage payments are currently up to date, and you do not meet the criteria for "imminent default." To qualify for a modification under this program, a borrower must demonstrate that a long-term financial hardship exists which makes it highly probable that a default will occur in the near future. Your current financial profile indicates that you have sufficient income or liquid assets to continue making your scheduled monthly mortgage payments.

Your Right to Appeal

If you disagree with this decision, you have the right to request an appeal. You must submit your appeal in writing within 30 days of the date of this letter. Please provide any additional documentation or information that you believe proves your financial hardship and risk of default.

Other Options

While you do not qualify for a modification at this time, we encourage you to contact us if your financial situation changes significantly in the future. You may also wish to consult with a HUD-approved housing counselor by calling 1-800-569-4287.

If you have any questions regarding this notice, please contact our Loss Mitigation Department at [Phone Number] during our business hours of [Hours of Operation].

Sincerely,

[Name of Servicer]
[Department Name]