

[Date]

[Borrower Name]

[Co-Borrower Name]

[Mailing Address]

[City, State, Zip Code]

Subject: Notice of Action Taken Regarding Your Loan Modification Request

Loan Number: [Insert Loan Number]

Dear [Borrower Name],

Thank you for contacting us regarding a permanent modification of your mortgage loan. We have completed our review of your application; however, we are unable to offer you a loan modification at this time for the following reason:

Reason for Denial: Maximum Modification Limit Reached

Our records indicate that you have reached the maximum number of loan modifications allowed under our program guidelines or the terms of your investor's policies. Specifically, your loan has already been modified [Insert Number] times, which meets or exceeds the allowable limit.

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

Notice Required by 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 listed below:

[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 the 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 Required by the Equal Credit Opportunity Act (ECOA)

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, City, State, Zip].

Sincerely,

[Lender Name]

[Department Name]