

[Date]

[Applicant Name]
[Co-Applicant Name]
[Mailing Address]
[City, State, Zip Code]

Re: Mortgage Assumption Application for Loan Number: [Loan Number]

Dear [Applicant Names],

Thank you for your recent application regarding the assumption of the mortgage loan for the property located at [Property Address]. After careful review of your application and the information provided, we regret to inform you that we are unable to approve the request for the co-applicant to assume the mortgage at this time.

Our decision was based on the following reason(s):

- [Insert specific reason, e.g., Insufficient income for debt obligations]
- [Insert specific reason, e.g., Credit history does not meet minimum requirements]
- [Insert specific reason, e.g., Unable to verify employment]

Disclosure of Use of Information Obtained from an Outside Source

Our decision was based in whole or in part on information obtained in a report from the consumer reporting agency listed below. You have a right under the Fair Credit Reporting Act to know the information contained in your credit file at the consumer reporting agency. The reporting agency played no part in our decision and is unable to supply specific reasons why we have denied your request.

[Name of Credit Reporting Agency]
[Address]
[Toll-free Telephone Number]

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.

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 and Address of Relevant Regulatory Agency].

Sincerely,

[Name of Loan Officer/Department]
[Financial Institution Name]