

[Date]

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

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

Dear [Applicant Name],

Thank you for your recent application to assume the mortgage loan referenced above. After careful review of your application and the documentation provided, we regret to inform you that we are unable to approve your request for mortgage assumption at this time.

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

- **Unverifiable Employment:** We were unable to verify your current employment status or history as required by our underwriting guidelines.

#### **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.

[Consumer Reporting Agency Name]

[Agency Address]

[Agency Phone Number]

The reporting agency played no part in our decision and is unable to supply specific reasons why we have denied your request. 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.

#### **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:

[Insert Regulatory Agency Name and Address]

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

Sincerely,

[Lender/Service Name]

[Department Name]