

**Date:** [Date]

**To:**

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

**Subject: Notice of Adverse Action - Mortgage Assumption Request**

Dear [Applicant Name],

Thank you for your recent application to assume the mortgage loan for the property located at [Property Address], currently held under loan number [Loan Number].

After a thorough review of your application and supporting documentation, we regret to inform you that we are unable to approve your request for mortgage assumption at this time.

**Reason(s) for Denial:**

- **Unpaid Tax Liens:** Our records and/or credit evaluation indicate the presence of outstanding, unpaid tax liens. These obligations create a priority claim against assets and do not meet our current eligibility requirements for loan assumption.

**Disclosure of Use of Information Obtained from an Outside Source:**

Our decision was based in whole or in part on information obtained from an external credit reporting agency. The reporting agency did not make the decision to deny your application and is unable to provide you with the specific reasons why the decision was made.

**Credit Reporting Agency Contact Information:**

[Name of Credit Bureau]

[Address]

[Toll-Free Phone Number]

Under the Fair Credit Reporting Act, you have the right to obtain a free copy of your credit report from the agency listed above if you request it within 60 days of receiving this notice. You also have the right to dispute the accuracy or completeness of any information in the report.

**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.

If you have any questions regarding this letter, please contact our Loan Servicing Department at [Phone Number].

Sincerely,

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