

Date: [Date]

Applicant Name: [Applicant Name]

Address: [Applicant Address]

City, State, Zip: [City, State, Zip]

Subject: Notice of Action Taken Regarding Mortgage Assumption Request

Dear [Applicant Name],

Thank you for your recent application to assume the mortgage loan associated with account number [Account Number]. We have carefully reviewed your request and the supporting documentation provided.

Regrettably, we must 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):

- **Recent Bankruptcy Filing:** Our current underwriting guidelines require a minimum waiting period following a bankruptcy discharge or dismissal. Your credit history reflects a bankruptcy filed on [Date], which does not meet the eligibility requirements for this loan assumption.

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.

[Name of Credit Bureau]

[Address]

[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.

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 Sender/Department]
[Name of Financial Institution]