

Date: [Date]

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

Subject: Notice of Decision Regarding Mortgage Assumption Application

Dear [Applicant Name],

Thank you for your interest in assuming the mortgage loan for the property located at [Property Address]. We have reviewed your application; however, we regret to inform you that we are unable to approve your request for mortgage assumption at this time.

Reason for Denial:

Our credit decision was based, in whole or in part, on our inability to access your credit report. Our records indicate that a **security freeze** is currently in place on your credit file at one or more credit reporting agencies. As a result, we were unable to obtain the necessary credit information required to evaluate your eligibility for this assumption.

Your Rights Regarding Your Credit Report:

The credit reporting agency (or agencies) listed below did not make the decision to deny your application and is unable to provide you with the specific reasons why the decision was made. However, you have the following rights under the Fair Credit Reporting Act:

- You have the right to obtain a free copy of your credit report from the agency/agencies listed below if you request it within 60 days of receiving this notice.
- You have the right to dispute the accuracy or completeness of any information in the report directly with the credit reporting agency.

Credit Reporting Agency Contact Information:

[Agency Name: Equifax/Experian/TransUnion]

[Agency Address]

[Agency Phone Number]

[Agency Website]

If you wish to proceed with this application in the future, you must contact the credit bureau(s) to temporarily lift the security freeze and then notify us so that we may re-pull your credit report. Please note that a new credit inquiry may be required.

If you have any questions regarding this letter, please contact our loan processing department at [Phone Number].

Sincerely,

[Name of Financial Institution]

[Department Name]

[Contact Information]

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 of Regulatory Agency, Address].