

[Date]

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

Subject: Notice of Decision - Mortgage Assumption Application

Dear [Applicant Name],

Thank you for your interest in assuming the mortgage for the property located at [Property Address], under loan number [Loan Number]. After a thorough review of your application and supporting financial documentation, we regret to inform you that we are unable to approve your request for mortgage assumption at this time.

Reason for Denial: High Debt-to-Income Ratio

Our underwriting guidelines require that an applicant's total monthly debt obligations, compared to their gross monthly income, fall within a specific percentage to ensure the long-term affordability of the loan. Based on our calculations, your current debt-to-income (DTI) ratio exceeds the maximum threshold permitted for this mortgage product.

Our credit decision was based in whole or in part on information obtained in a report from the following consumer reporting agency:

[Name of Credit Bureau]

[Address]

[Phone Number]

Under the Fair Credit Reporting Act, you have the right to obtain a free copy of your credit report from this agency 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.

If you have any questions regarding this decision or wish to provide additional information that may affect our evaluation, please contact our Loan Servicing Department at [Phone Number].

Sincerely,

[Name of Representative]

[Title]

[Financial Institution Name]