\_\_\_\_\_\_\_\_\_\_\_

Date

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City, State: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Rental Property: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Monthly Rent: $\_\_\_\_\_\_\_\_\_\_

Security Deposit: $\_\_\_\_\_\_\_\_\_

Lease Term: \_\_\_\_\_\_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_\_\_

Dear Applicant:

Thank you for taking the time to submit a rental application for the above property. I have thoroughly reviewed your application and the supporting documentation you provided. Based on the below reasons we are willing to accept your application only upon condition:

- Credit Score - Excessive Debt

- Employment History - Inadequate Income

- Rental History - Inadequate Capacity in the Rental Unit

- Incomplete Application - Inaccurate Application

- Required Documents Missing - Disagreement with Lease Terms

- Property No Longer Available - \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Your rental application will be approved upon your written acceptance of the following condition(s):

- Co-signor required - Payment of First and Last Month’s Rent

- Security Deposit increased to $\_\_\_\_\_\_\_\_\_\_ - \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

If you have any questions or concerns regarding the contents of this letter, feel free to call me at \_\_\_\_\_\_\_\_\_\_\_\_\_\_ or email me at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Sincerely,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature Printed Name

**Fair Credit Reporting Act (FCRA) Notice**

Your application may have been denied based on information provided by a consumer reporting agency and/or other sources. If denied based on information from other sources, you are legally authorized under the FCRA to request, in writing and within 60 days of receiving this letter, the nature of this information. However, federal law prohibits disclosing the source of the information. If denied based on information from a consumer report, you also have the right to dispute any information that was provided by any of consumer reporting agencies and correct any mistakes in the report. You have 60 days from receiving this letter to request a free copy of the report from any of the below agencies and appeal the accuracy and completeness of the report.

***Equifax Information Services Experian (TRW) Trans Union***

PO Box 105873 PO Box 2104 PO Box 1000

Atlanta, GA 30348-5873 Allen, TX 75013-2014 Chester, PA 19022

(800)685-1111 (888)397-3742 (800)888-4213

**Fair Housing Act (FHA) Notice**

The Fair Housing Act prohibits discrimination for, among other things, renting property. Under the FHA, it is unlawful to discriminate against rental applicants on the basis of race, color, religion, sex, national origin, disability, or familial status.