**TENANT REJECTION LETTER**

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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| **APPLICANT** |

Dear \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

This is an adverse action letter for the application for housing for the following:

* Property Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* Monthly Rent: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* Application Fee: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* Security Deposit: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* Lease Term: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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| **REASON FOR REJECTION** |

Thank you for submitting your rental application to us. We regret to inform you that your application has been rejected due to one or more of the following reasons:

(check all that apply)

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| ☐ - Negative credit report  ☐ - You were party to an eviction  ☐ - You were party to a bankruptcy ☐ - Undisclosed Pet Details  ☐ - Low credit score ☐ - Terms of lease not acceptable  ☐ - Multiple lease applications received  ☐ - Owner chose another applicant  ☐ - Pets are not accepted by owner ☐ - Pet(s) have caused injury or damage  ☐ - Premises is no longer available. | ☐ - Application was incomplete ☐ - Employment details were insufficient  ☐ - Landlord details were insufficient ☐ - Insufficient income  ☐ - References were insufficient ☐ - Debt to income ratio too high  ☐ - Negative report from employer ☐ - Bad report from previous landlord  ☐ - Report of overdue debts  ☐ - Negative rental history  ☐ - Other reason: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

This decision was made in part based on information obtained from a consumer report provided by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and/or from other sources such as references or landlord records.

The consumer reporting agency did not make the decision to take this adverse action and is unable to provide you with the specific reasons why the decision was made.

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| **RIGHT TO COPY OF CONSUMER REPORT** |

If your application has been denied based on information obtained from a consumer reporting Agency/Agencies then you have the right under the Fair Credit Reporting Act to make a written request within 60 days from the receipt of this notice, to obtain a free report from any of the following Agencies:

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| --- | --- | --- |
| **Equifax**  P.O. Box 740241  Atlanta, GA 30374-0241  (800) 685-1111  [www.equifax.com](https://www.equifax.com/) | **Experian (TRW)**  P.O. Box 4500  Allen, TX 75013  (888) 397-3742  [www.experian.com](https://www.experian.com/) | **Trans Union**  P.O. Box 1000  Chester, PA 19016  (800) 888-4213  [www.transunion.com](https://www.transunion.com/) |

You also have the right to dispute your credit report based on its inaccuracy or incompleteness. You may have other rights under Consumer Protection Law or credit reporting for which you may contact your state Attorney General's office or your local Consumer Protection Agency.

**Important Note:** The Fair Housing Act is a federal statute that prohibits discrimination in the sale or rental of housing, as well as in residential real estate related transactions such as advertising, mortgage lending, homeowner's insurance and zoning. The law makes it unlawful to discriminate based on race, color, religion, sex, and national origin, disability and familial status.

**Landlord/Agent Signature**: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/) Date: \_\_\_\_\_\_\_\_\_\_\_

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