

# TENANT REJECTION LETTER

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

Dear \_\_\_\_\_, (Name of Applicant)

For the property located at: \_\_\_\_\_

Terms Offered by Application: \$\_\_\_\_\_ Monthly Rent, \$\_\_\_\_\_ Security Deposit

Lease Term of \_\_\_\_\_ Months, Start Date \_\_\_\_\_

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:

- |  |   |
|--|---|
| <input type="checkbox"/> - Application was incomplete                | <input type="checkbox"/> - Employment details were insufficient |
| <input type="checkbox"/> - Landlord details were insufficient        | <input type="checkbox"/> - Insufficient income                  |
| <input type="checkbox"/> - References were insufficient              | <input type="checkbox"/> - Debt to income ratio too high        |
| <input type="checkbox"/> - Negative report from employer             | <input type="checkbox"/> - Bad report from previous landlord    |
| <input type="checkbox"/> - Report of overdue debts and obligations   | <input type="checkbox"/> - Negative rental history              |
| <input type="checkbox"/> - Negative credit report                    | <input type="checkbox"/> - You were party to an eviction        |
| <input type="checkbox"/> - You were party to a bankruptcy            | <input type="checkbox"/> - Undisclosed Pet Details              |
| <input type="checkbox"/> - Low credit score                          | <input type="checkbox"/> - Terms of lease not acceptable        |
| <input type="checkbox"/> - Multiple lease applications were received | <input type="checkbox"/> - Owner chose another applicant        |
| <input type="checkbox"/> - Pets are not accepted by owner            | <input type="checkbox"/> - Pet(s) have caused injury or damage  |
| <input type="checkbox"/> - Premises is no longer available for rent  | <input type="checkbox"/> - Other reasons: _____                 |

Your application may have been denied on the basis of a report given by a consumer reporting Agency and/or on the basis of the information obtained from other sources.

If your application has been denied on the basis of information obtained from other sources, then you have a right under the Fair Credit Reporting Act to make a written request within 60 days from the receipt of this notice regarding the nature of this information. As per federal law we are prohibited from disclosing the source of this information.



If your application has been denied on the basis of 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:

Equifax Information Services  
PO Box 105873  
Atlanta, GA 30348-5873  
(800) 685-1111

Experian (TRW)  
PO Box 2104  
Allen, TX 75013-2014  
(888) 397-3742

Trans Union  
PO Box 1000  
Chester, PA 19022  
(800) 888-4213

You also have the right to dispute your credit report on the basis of 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 on the basis of race, color, religion, sex, and national origin, disability and familial status.

Sincerely: \_\_\_\_\_ (Landlord/Agent)