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## TENANT REJECTION LETTER

Date \_\_\_\_\_

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

We regret to inform you that we are unable to approve your application at this time.

Property address: [ADDRESS OF THE RENTAL]

Monthly rent: \$[AMOUNT] Security Deposit: \$[AMOUNT] Lease Term: [#] (months)

Rejection was based on the following reasons:

- |  |   |
|--|---|
| <input type="checkbox"/> - Incomplete application                    | <input type="checkbox"/> - Insufficient employment details        |
| <input type="checkbox"/> - Insufficient landlord details             | <input type="checkbox"/> - Insufficient income                    |
| <input type="checkbox"/> - Insufficient references                   | <input type="checkbox"/> - Debt-to-income ratio too high          |
| <input type="checkbox"/> - Negative employer report                  | <input type="checkbox"/> - Negative 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"/> - Unacceptable lease terms               |
| <input type="checkbox"/> - Multiple lease applications were received | <input type="checkbox"/> - Another applicant was selected         |

☐ - Pets are not accepted by owner

☐ - Pet(s) have caused injury or damage

☐ - Premises is no longer available for rent

☐ - Other reasons: [OTHER]

Your application may have been denied based on 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 based on information obtained from other sources, 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 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 and 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, national origin, disability, and familial status.

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