



[FANNIE MAE LETTERHEAD]

Deal ID: [auto generate from DUS Gateway]

Letter Type: Notice of Denial

Letter Date: [auto generate from DUS Gateway]

Letter Version: [auto generate the letter version from DUS Gateway]

Lender Contact: [auto generate Lender Contact from DUS Gateway]

Lender: [auto generate Lender name from DUS Gateway]

RE: [auto generate property name and address]

Dear [auto generate lender contact name from DUS Gateway]

Thank you for your recent Multifamily Mortgage Loan request. Unfortunately, at this time we are unable to grant your request for the reason(s) stated below:

[X]:

[X]:

[X]:

[X]:

Unless you offer the Borrower another quote, commitment, or credit option (from a source other than Fannie Mae) that the Borrower expressly accepts, we require that you send an adverse action letter to the Borrower on Fannie Mae's behalf within 30 days of the date of this Notice of Denial. A sample form of such adverse action letter is enclosed. If you choose to send one notice to the Borrower, you can combine the information on Fannie Mae's form with your own form of adverse action letter. **The letter should also include any additional information you determine is necessary to comply with applicable law.** Please refer to the Multifamily Selling and Servicing Guide, Part I, Section 203 for further guidance.

Sincerely,

Fannie Mae Contact Name and Title: [auto generate Fannie Mae Contact from DUS Gateway]

Enclosure



[Enclosure: Adverse Action Letter Template]

[LENDER LETTERHEAD]

Date

[Borrower Name]

[Borrower Address]

Re: [transaction name generated by DUS Gateway]

Dear [applicant/Borrower]:

Thank you for your recent mortgage loan request for credit. We have given your request careful consideration. Lender and Fannie Mae regret that we cannot grant your request at this time for the following reason(s):

[X]:

[X]:

[X]:

[X]:

In the event you find it necessary to contact Fannie Mae, you may write to Fannie Mae at the following address:

Fannie Mae
Midtown Center
1100 15th Street, NW
Washington, DC 20005

[Insert Lender Contact information here]

Sincerely,

[Lender contact name and title]

Notice: The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law concerning Fannie Mae is the Federal Trade Commission, Equal Credit Opportunity, Washington, DC 20580. [Add any additional information for Lender that may be necessary, including



Fannie Mae®

any different Federal agency that administers your compliance with the Federal Equal Credit Opportunity Act.]