

Letter of Denial of Rental Application

Name: _____

Address: _____

City, State, Zip: _____

Thank you for submitting your application for rent or lease. We regret to inform you that after careful consideration we are unable to accept your application at this time. Your application has been rejected due to one or more of the following reasons:

1. EMPLOYMENT/INCOME
 Employment could not be verified Income could not be verified
 Income could is insufficient Other: _____

2. APPLICATION PROBLEMS/DISCREPANCIES
 Application unsigned False information
 Application incomplete Other: _____

3. RENTAL HISTORY
 Could not be verified Disruptive behavior reported
 Prior eviction reported Not enough rental history
 Delinquent rental payment reported Other: _____

4. CREDIT HISTORY
 Could not be verified Liens, garnishments, or public records
 Unsatisfactory payment history Bankruptcy filings
 Collection activity Other: _____

Your application may be denied on the basis of a report given by a consumer reporting Agency and/or on the basis of the information obtained by other resources.

If your application has been denied on the basis of information obtained from other sources then you have a right to make a written request within 60 days from the receipt of this notice regarding the nature of this information. 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 the following Agencies:

You also have right to dispute your credit report on the basis of its accuracy or incompleteness. You may have other rights under the 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: It is a violation of civil rights to engage in any discriminatory acts based on Race, Color, Religion, National Origin, Ancestry, Age, Sex, Marital Status, Disability or Sexual Orientation.

Sincerely: _____ (owner/agent)

Use of this form is governed by the terms and conditions set forth by the National Association of Income Property Owners ("NAIPO") at <http://national-aipo.org/terms-of-service/>. This or any other form obtained from the NAIPO is not "State Specific" and in fact many jurisdictions have ordinances that may conflict with or render invalid certain clauses of some forms. Users are advised to seek the advice of an attorney.