

ADVERSE ACTION LETTER

Date: _____

Name: _____

Address: _____

Dear: _____

After carefully reviewing your application for an apartment at _____ in, _____ Wisconsin, we regret to inform you that at this time we cannot approve your application for occupancy.

Our decision for rejection was based upon:

- _____ Incomplete application, unable to process.
- _____ Falsification of information provided on application.
- _____ Applicant(s) did not score adequate points (80) in housing, credit, eviction, income & criminal.
- _____ A poor credit history.
- _____ A history of violations of the terms of current or previous rental agreements.
- _____ A court ordered eviction in the past _____ years.
- _____ A history of disruptive behavior.
- _____ A history of destruction of property.
- _____ A history of poor housekeeping habits.
- _____ A history of criminal behavior.
- _____ A poor housing reference.
- _____ Other: _____

Our decision may have been based in whole or part on information obtained in a report from the consumer reporting agency listed below. You have a right under the Fair Credit Reporting Act to know the information contained in your credit file at the consumer-reporting agency. The reporting agency played no part in our decision and is unable to supply specific reasons why we have denied renting to you.

If consumer would like a free copy of his/her consumer disclosure, the consumer should contact TransUnion.

TransUnion Consumer Relations
www.transunion.com/myoptions
2 Baldwin Place
P.O. Box 1000
Chester, PA 19016
1-800-888-4213

If consumer wants to dispute information in his/her consumer disclosure, contact AASCW.

AASCW
www.aascw.org
2909 Landmark Pl, Suite 202
Madison, WI 53713
608-826-6226

If you wish to discuss the reason for your rejection, please respond in writing within 60 days from the date of this letter to request a meeting. If your rejection was based on credit worthiness, you are entitled to a copy of your credit report. You can obtain a copy of your credit report from the Consumer Reporting Agency listed above.

Responding to this letter does not preclude from exercising other avenues if you do not agree with this decision. Should circumstances change in the future, we would gladly consider a new application for placement on our waiting list.

Sincerely,

BY: _____

Original to: Applicant w/Earnest Money Refund
Copy: Staple to Application
