

CREDIT SCORE DISCLOSURE/NOTICE TO THE HOME LOAN APPLICANT

DATE:

LOAN NUMBER:

APPLICANT NO. 1:

APPLICANT NO. 2:

MAILING
ADDRESS:

APPLICANT NO. 1

The credit score of Applicant No. 1 is _____. This credit score was created _____(Date).

The credit score was provided by: _____ Equifax _____ TransUnion _____ Experian

The following factor(s) adversely affected the credit score of Applicant No. 1: (*Code #)_____, _____, _____, _____

APPLICANT NO. 2

The credit score of Applicant No. 2 is _____. This credit score was created _____(Date).

The credit score was provided by: _____ Equifax _____ TransUnion _____ Experian

The following factor(s) adversely affected the credit score of Applicant No. 2: (*Code #)_____, _____, _____, _____

The possible credit scores under the scoring used by Equifax range from a low of 300 to a high of 850.

The possible credit scores under the scoring used by Trans Union range from a low of 395 to a high of 848.

The possible credit scores under the scoring used by Experian range from a low of 375 to a high of 900.

The factors contributing to your credit score are only one of the many factors we use in determining whether or not to grant credit. This Notice is not a notice of the action taken on your loan. This Notice may or may not contain the reason(s) for our decision on your application. You will receive a formal decision on your application at a later date.

See attached for explanation of codes and address and telephone number information for Equifax, TransUnion and Experian.

NOTICE

IN CONNECTION WITH YOUR APPLICATION FOR A HOME LOAN, THE LENDER/BROKER MUST DISCLOSE TO YOU THE SCORE THAT A CONSUMER REPORTING AGENCY (ALSO KNOWN AS A CREDIT BUREAU) DISTRIBUTED TO USERS AND THE LENDER/BROKER USED IN CONNECTION WITH YOUR HOME LOAN, AND THE KEY FACTORS AFFECTING YOUR CREDIT SCORES.

THE CREDIT SCORE IS A COMPUTER GENERATED SUMMARY CALCULATED AT THE TIME OF THE REQUEST AND BASED ON INFORMATION A CONSUMER REPORTING AGENCY OR LENDER/BROKER HAS ON FILE. THE SCORES ARE BASED ON DATA ABOUT YOUR CREDIT HISTORY AND PAYMENT PATTERNS. CREDIT SCORES ARE IMPORTANT BECAUSE THEY ARE USED TO ASSIST THE LENDER/BROKER IN DETERMINING WHETHER YOU WILL OBTAIN A LOAN. THEY MAY ALSO BE USED TO DETERMINE WHAT INTEREST RATE YOU MAY BE OFFERED ON THE MORTGAGE. CREDIT SCORES CAN CHANGE OVER TIME, DEPENDING ON YOUR CONDUCT, HOW YOUR CREDIT HISTORY AND PAYMENT PATTERNS CHANGE AND HOW CREDIT SCORING TECHNOLOGIES CHANGE.

BECAUSE THE SCORE IS BASED ON INFORMATION IN YOUR CREDIT HISTORY, IT IS VERY IMPORTANT THAT YOU REVIEW THE CREDIT-RELATED INFORMATION THAT IS BEING FURNISHED TO MAKE SURE THAT IT IS ACCURATE. CREDIT RECORDS MAY VARY FROM ONE COMPANY TO ANOTHER.

IF YOU HAVE QUESTIONS ABOUT YOUR CREDIT SCORE OR THE CREDIT INFORMATION THAT IS FURNISHED TO YOU, CONTACT THE CONSUMER REPORTING AGENCY AT THE ADDRESS AND TELEPHONE NUMBER PROVIDED WITH THIS NOTICE, OR CONTACT THE LENDER/BROKER, IF THE LENDER/BROKER DEVELOPED OR GENERATED THE CREDIT SCORE. THE CONSUMER REPORTING AGENCY PLAYS NO PART IN THE DECISION TO TAKE ANY ACTION ON THE LOAN APPLICATION AND IS UNABLE TO PROVIDE YOU WITH SPECIFIC REASONS FOR THE DECISION ON A LOAN APPLICATION.

IF YOU HAVE QUESTIONS CONCERNING THE TERMS OF THE LOAN, CONTACT THE LENDER/BROKER.

Please acknowledge your receipt of this Notice by signing below.

Applicant

Date

Applicant

Date

Fair Isaac Credit Bureau Risk Scoring Factor Reason Codes

Reason Statement	Equifax	Trans Union	Experian
	(Beacon)	(Empirica)	(Fico II)
Amounts owed on accounts is too high	01	01	A/01
Level of delinquency on accounts	02	02	B/02
Too few bank revolving accounts			C/03
Proportion of loan balances to loan amounts is too high	33	33	I/33
Too many bank or national revolving accounts	04		D/04
Lack of recent installment loan information	32	04	Y/32
Too many accounts with balances	05	05	E/05
Too many consumer finance accounts	06	06	F/06
Account payment history is too new to rate	07	07	G/07
Too many inquiries last 12 months	08	08	H/08
Too many accounts recently opened	09	09	J/09
Proportion of balance to credit limits too high on bank revolving or other revolving accounts	10	10	K/10
Amount owed on revolving accounts is too high	11	11	L/11
Length of time revolving accounts have been established	12	12	M/12
Time since delinquency too recent or unknown	13	13	N/12
Length of time accounts have been established	14	14	O/14
Lack of recent bank revolving information	15	15	P/15
Lack of recent revolving account information	16	16	Q/16
No recent non-mortgage balance information	17	17	R/17
Number of accounts with delinquency	18	18	S/18
Too few accounts currently paid as agreed	19	27	T/19
Date of last inquiry too recent		19	
Length of time since derogatory public record or collection is too short	20	20	V/20
Amount past due on accounts	21	21	W/21
Number of bank or national revolving accounts with balances	23		
No recent revolving balances	24	24	U/24
Length of time installment loans have been established			36
Number of revolving accounts			26
Number of established accounts	28	28	28
No recent bankcard balances		29	
Time since most recent account opening is too short	30	30	Z/30
Too few accounts with recent payment information	31		31
Amount owed on delinquent accounts	34	31	34
Length of time open installment loans have been established			36
Number of consumer finance company accounts established relative to length of consumer finance history			37
Serious delinquency and public record or collection filed	38	38	X/38
Serious delinquency	39	39	X/39
Derogatory public record or collection filed	40	40	X/40
Lack of recent auto loan information			98
Length of time consumer finance company loans have been established		98	
Lack of recent auto loan information		97	
Lack of recent consumer finance company account information			99

Equifax: Credit Bureau of Greensboro, P.O. Drawer A, Greensboro, NC 27402 (800) 378-2732

Trans Union: Trans Union Credit Corporation, P.O. Box 390, Springfield, PA 19064 (800) 888-4213

Experian: Experian Information Services, P.O. Box 2002, Allen, TX 75013 (800) 397-3742