

(Landlord Address)

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Date: \_\_\_\_\_

(Applicant Address)

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**RE: Adverse Action Notice**

Dear (Applicant) \_\_\_\_\_:

This Adverse Action Notice provided to you due to the denial of rental housing is based in whole or in part on information contained in a consumer report. The following is provided per 15 U.S.C. §1681m:

1. The adverse action was the following: Denial of rental housing for the property address

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2. Your numerical credit score was: \_\_\_\_\_

The range of possible scores was 300-850.

All of the key factors that adversely affected the credit score in the model used were the following:

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The credit score was created on: \_\_\_\_\_

The names of the entities that provided the credit score or credit file upon which the credit score was created were: LeaseRunner, Ltd. (Reseller) and Experian, Inc.

3. The names, addresses, and telephone numbers of the consumer reporting agencies are as follows:

LeaseRunner, Ltd. (Reseller)  
1755 Telstar Dr. Ste. 300  
Colorado Springs, CO 80920  
303-325-3665  
[www.leaserunner.com](http://www.leaserunner.com)

Experian, Inc.  
P.O. Box 4500  
Allen, TX 75013  
877-FACTACT  
[www.annualcreditreport.com](http://www.annualcreditreport.com)

**The consumer reporting agencies did not make the decision to take the adverse action and are unable to provide you with the specific reasons why the adverse action was taken.**

4. You have the right to obtain a free copy of a consumer report from the consumer reporting agency referred to above within a 60-day period. You have the right to dispute with a consumer reporting agency the accuracy or completeness of any information in a consumer report furnished by the agency.

Sincerely,

by: \_\_\_\_\_  
print: \_\_\_\_\_