

Fair Housing Laws prohibit Discrimination in housing because of a Person's:

- Race or Color
- National Origin
- Religion
- Sex
- Familial Status
- Disability
- Age
- Marital Status
- Sexual Orientation
- Military Status



What You Can't Do When Renting or Selling

- Refuse to rent or sell a house or apartment
- Deny that a house or apartment is available when it is
- Set different conditions or privileges for sale or rental
- Provide different services or facilities
- Advertise or make any statement that indicates Preferences based on race, color, color, national origin, Religion, sex, familial status, disability, age, Marital status, sexual orientation, or military status

Specific to Mortgages

If you're buying a home, when it comes time to arrange your Mortgage it is against the law for a lender to:

- Refuse to take your mortgage application
- Fail to provide information about loans
- Set different terms on the loan, such as higher Interest rate or extra fees
- Discriminate in appraising a property's value

Additional Protection If You Have A Disability....

You have protection under the Fair Housing Amendments Act if you or someone in your family has a physical or mental disability including:

- Hearing
- Mobility
- Visual impairments
- Recovering alcoholic
- Chronic mental illness
- AIDS or AIDS related complex
- Mental retardation

A tenant has a right to make reasonable modifications to the apartment or common areas at their own expense.

The landlord must allow these modifications, but is not responsible for paying for them. It is the tenant's responsibility to return the apartment to its original condition when moving out. A landlord must also make reasonable exceptions to the building rules, such as allowing a utility dog when pets are otherwise not permitted.