

WHEN SEARCHING FOR A HOME OR APARTMENT:

DO WRITE DOWN:

- ✍ the name of the manager or agent
- ✍ the address of the building
- ✍ the apartment number
- ✍ the number of bedrooms
- ✍ personal information requested of you
- ✍ information that you volunteered
- ✍ the requirements for occupancy
- ✍ when the unit will be available
- ✍ how you found out about the apartment or house

DO:

- ✓ ask the manager/agent for a business card
- ✓ ask the amount of rent and deposit
- ✓ ask the date available

DON'T

- ✗ take a simple "NO"
- ✗ ask for reasons and more information
- ✗ act angry, or threaten to sue

A LANDLORD MAY REQUIRE THE FOLLOWING, IF IT IS APPLIED EQUALLY TO EVERYONE:

- a certain income
- credit references
- first and last months' rent
- security deposit (within certain limits)

HOUSING DISCRIMINATION COMPLAINTS MAY BE FILED WITH:

**MEDINA COUNTY
FAIR HOUSING CONSORTIUM**
County Administration Building
144 North Broadway Street • Room 201
Medina, Ohio 44256
330-722-9217
330-225-7100 Ext. 9217
330-336-6657 Ext. 9217
TTY/TTD: 330-725-9123
Email: mcfairhousing@medinaco.org

THE MEDINA COUNTY FAIR HOUSING OFFICE WILL:

- uphold your right to obtain housing without regard to race, color, religion, national origin, sex, handicap, or familiar status.
- Provide information on landlord/tenant rights and responsibilities.
- analyze and develop a plan to overcome impediments to fair housing in Medina County.
- work with the real estate, banking and insurance industry to ensure that housing markets are open to all.
- provide workshops on fair housing and landlord/tenant issues.

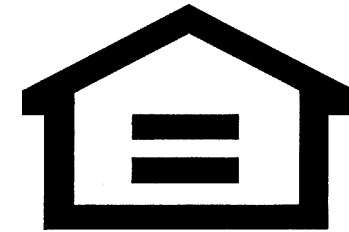


*Funds for this brochure were provided by
Community Development Block Grant*

MEDINA COUNTY

FAIR HOUSING CONSORTIUM

*Protect your right to seek housing
anywhere you can afford to live*



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DISCRIMINATION IN HOUSING BASED UPON A PERSON'S RACE COLOR, RELIGION, NATIONAL ORIGIN, SEX, HANDICAP, OR FAMILIAL STATUS IS ILLEGAL!

HAS THIS EVER HAPPENED TO YOU?

- “Sorry, that apartment has just been rented.”
BUT YOU KNOW A VACANCY EXISTS.

- “I’d prefer to rent to a man, because a woman couldn’t keep up the property.”
THIS MIGHT BE SEX DISCRIMINATION.

- I must have misplaced your application.”
WHAT APPEARS TO BE A DELAY COULD BE DISCRIMINATION.

- “This is a smaller two bedroom house, and there is nowhere for your kids to play any way - so we don’t allow children.”

DISCRIMINATION AGAINST FAMILIES IS ILLEGAL.

- “I might have a vacancy, how badly do you want it, honey?”

SEXUAL HARASSMENT IS ILLEGAL.

IF YOU SUSPECT THAT YOU HAVE BEEN DISCRIMINATED AGAINST, CONTACT THE FAIR HOUSING OFFICE IMMEDIATELY.

There are many illegal housing discriminatory practices, but you have the right to: seek housing anywhere you can afford to live; inspect any apartment or house which is offered for rent or sale; and be offered the same information, financial and insurance terms and courtesy as everyone else.

THE FOLLOWING ARE SOME EXAMPLES THAT VIOLATE THE FAIR HOUSING LAWS:

- 🏠 Refusing to sell or rent a dwelling after a “bonafide” offer has been made, or refusing to negotiate for the sale or rental of a dwelling.
- 🏠 Making different terms and conditions for buying or renting housing.
- 🏠 Making, printing, publishing, or posting statements or advertisements that a house or apartment is available exclusively to persons of certain group.
- 🏠 Denying housing is available for sale, inspection, or rent (*when it really is*).
- 🏠 Discriminating in the financing, appraising, selling, brokering, or other “real estate related transactions,” Such as the making or purchasing of loans or providing other financial assistance.
- 🏠 Denying to persons the use of real estate services, brokerage service, or multiple listing service.
- 🏠 Threatening, coercing, intimidating or interfering with anyone exercising a fair housing right or assisting others who exercise that right.



FAMILIAL STATUS:

This term refers to the presence of children under the age of 18 in a household. Unless a building or community qualifies as housing for older persons, it may not discriminate based on familial status. That is, *it may not discriminate against families* in which one or more children under the age of 18 years old lives with a parent, a person having legal custody of the child(ren), or the designee of the parent or legal guardian with the written permission of the parent or guardian. The protection also applies to any person who is pregnant or in the process of securing legal custody of a child under 18.

HANDICAPPED:

If you or someone living with you has a physical or mental disability (including hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex and mental retardation) that substantially limits one or more major life activities, has a record of such a disability, or is regarded as having such a disability, your household qualifies as a protected class. Discrimination against such individuals or families is a direct violation of state and federal fair housing laws.

IF YOU HAVE A DISABILITY:

Your landlord may not:

- 🏠 Refuse to let you make reasonable modifications to your dwelling or common use areas, at **your expense**, if necessary for the handicapped person to use the housing. (*Where reasonable, the landlord may permit changes only if you agree to restore the property to its original condition when you move*).
- 🏠 Refuse to make reasonable accommodations in rules, policies, practices, or services if necessary for the handicapped person to use the housing.

However, housing need not be made available to a person who is a direct threat to the health or safety of others or who currently uses illegal drugs.