

As You Search for Housing

Write Down:

- Manager and/or agent name (Ask for a business card.)
- Building address
- Apartment number
- Number of bedrooms
- Amount of rent and deposit
- Personal information requested from you
- Information you volunteered about yourself
- Requirements for occupancy
- When the unit will be available
- How you found out about the apartment or house

If you are turned down:

- Ask for reasons and more information.
- Don't act angry.
- Don't threaten to sue.

What a landlord may require:

- A certain income
- Credit references
- First and last month's rent
- Security deposit (within certain limits)

NOTE: Landlord requirements must apply equally to all applicants.

Need Help?

Housing Discrimination complaints can be filed with Lancaster-Fairfield Community Action Agency. We are located at 1743 East Main Street in Lancaster. Stop in between 8:00 a.m. and 4:00 p.m. Monday through Friday; call us at 740-653-4146; or contact us online at www.faircaa.org or www.facebook.com/faircaa.

**Lancaster-Fairfield
Community Action Agency:
740-653-4146
or
Ohio Civil Rights
Commission:
1-888-278-7101**



Fair Housing

It's Your Right.



**Lancaster-Fairfield
Community Action Agency**

1743 East Main Street
Lancaster, OH 43130

740-653-4146

Fair Housing Law

Federal Fair Housing Law prohibits discrimination in housing based upon an individual's:

- Race
- Color
- Religion
- Sex
- Handicap
- Familial Status
- National Origin

Additionally, State law prohibits discrimination in housing based upon an individual's Military Status.

NOTE: 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.

Familial Status – Refers to one or more individuals under the age of 18 living with a parent or another person having legal custody of such individuals; or the designee of such parent or other person having such custody with written permission of such parent or other person. The protection shall also apply to any person who is pregnant or in the process of securing legal custody of any individual under the age of 18.

Handicap – An individual is considered to have a handicap or disability if that person has a physical or mental impairment which substantially limits one or more major life activity. The individual must have a record of such an impairment or be regarded as having such an impairment.

If you have a handicap/disability, your landlord may NOT:

- Refuse to let you make reasonable modification to your dwelling or common use area, at your expense, if it is necessary for the person with a handicap 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 persons with handicaps to use the housing.



Illegal Acts

The following are examples of acts that are illegal under Fair Housing:

- Refusing to sell or rent a dwelling after a “bona fide” 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 only to persons of certain race, color, religion, sex, handicap, familial status, national origin or military status
- Denying housing is available for inspection, sale or rental (when it really is)
- Discrimination in the financing, appraising, selling, brokering, or other “real estate-related transaction” – such as the making or purchasing of loans or providing other financial assistance
- Denying persons the use of real estate services, brokerage services, or multiple listing services