

FAIR HOUSING IS YOUR RIGHT!



HOUSING DISCRIMINATION IS ILLEGAL... Fair Housing is a right protected by Federal and State Laws. Fair Housing means you may freely choose a place to live without regard to your race, color, religion, sex, national origin or because you are disabled or have children in your family.

FAIR HOUSING OPENS DOORS... But only with your help. Learn to recognize the signs of discrimination in rental and sales of housing, lending and financing of housing and in insurance.

HOW DO YOU RECOGNIZE DISCRIMINATION?

Housing discrimination is rarely blatant. It is often disguised with a handshake and a smile. Your Fair Housing rights are violated when you are prevented from doing the following because of your race, color, religion, sex national origin, disability or family status: Viewing or renting an apartment, viewing or purchasing a home, applying for or securing a home loan, or purchasing homeowners or renters insurance.

THE FAIR HOUSING PROGRAM



THE CITY OF GENEVA FAIR HOUSING PROGRAM IS HERE TO HELP YOU BY... Answering your housing questions, assisting you in finding the right answers, providing education on your rights and responsibilities and assisting you in filing a Fair Housing complaint. The Fair Housing Program offers assistance to everyone and there is no fee for this service.

IF YOU HAVE A DISABILITY... The Fair Housing Act protects people with mental retardation, mental illness, epilepsy, cerebral palsy, visual and hearing impairments, AIDS and those who use walkers, wheelchairs, companion animals or a personal care attendant.

IF YOU HAVE CHILDREN ... You cannot be denied housing simply because you have children. The law protects pregnant women, families with children, adults serving as guardians for children and those in the process of obtaining legal custody of children.

IF YOU ARE HARASSED... If you are being threatened, coerced, harassed or intimidated because of your race, color, religion, sex, national origin, disability or family status or because of the race of your relatives or visitors, call your local F.B.I., Police and the Fair Housing Program.

IMPORTANT FACTS FOR TENANTS

1. When a tenant does not have a lease, the landlord can increase rent, after giving 30 days notice, at any time.
2. A landlord is permitted to request a security deposit of any size. However, if the landlord keeps the deposit for at least six months, he must pay interest on the portion of the deposit which exceeds one month's rent. The deposit may be kept by the landlord when the tenant moves out for any unpaid rent or for damages done to the apartment.
3. When a tenant moves out, they should return the keys and give a new address in writing (keep a copy) to the landlord.
4. Within 30 days, the landlord is required to return the deposit or send a written statement explaining in detail why the deposit or part of it is not returned. If he does not respond at all within the 30 days, you have the right to sue for double the security deposit.
5. A landlord can evict if rent is not paid on time.
6. If there is no lease, a landlord can end a rental agreement by simply giving a tenant 30 days notice to vacate.
7. Keep copy of all documents and letters.



FAIR HOUSING FOR ALL

It is unlawful to deny people the opportunity to live where they want and can afford. If you feel you are being treated unfairly, take the following steps:

- Keep a record of any meetings and phone calls with the landlord, the property manager, real estate agent, loan officer or insurance agent. Include the person's name, title, the meeting date and time.
- Write down what happened and what was said by all the participants. Save all receipts, applications, leases, business cards, brochures or other documents that you are given.
- Call:

**THE CITY OF GENEVA
FAIR HOUSING PROGRAM
1-800-850-0467
TTY 1-800-750-0750**

WHAT YOU CAN DO TO SUPPORT FAIR HOUSING...

Support your local fair housing group. Refer those with housing questions to the housing program for assistance. Hold your elected officials and other officers accountable for supporting fair housing. Let your City, County, State and Federal officials know you support fair housing. Encourage your friends and neighbors to support fair housing as well.



HOW DO YOU RECOGNIZE DISCRIMINATION?

Be suspicious when you hear statements like...

"I rented that apartment right after you called."

"I don't really want all those changes: a ramp, grab bars-that's too much."

"This building is for adults only."

"We can't have mentally retarded people living here. Who will take care of them? It will make the neighbors uncomfortable."

"Do you think you can afford this neighborhood?"

"The owner just took the house off the market."

"We just can't seem to get an appointment to show you the house."

"There is a problem with the appraisal."

"We have a minimum mortgage amount; we don't make loans under \$30,000.00."

"We can rent the apartment to two adults, but it's too small for children" or "We don't have any facilities for children."

"A two bedroom apartment/home is too small for two children."

"We can rent you the apartment, but with you in a wheelchair - what will you do in case of an emergency?"

THE CITY OF GENEVA, OHIO



A COMMUNITY GUIDE TO FAIR HOUSING

THE CITY OF GENEVA FAIR HOUSING PROGRAM

Tammy Shuttleworth
Fair Housing Coordinator
1-440-466-4675

OR
U. S. Department of Housing & Urban
Development
1-800-669-9777
TDD 1-800-927-9275

OR
Ohio Civil Rights Commission
1-614-466-2785
TTY 1-614-466-9353