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# WHAT IS FAIR HOUSING?

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**Fair Housing—It's Not An  
Option, It's The Law**

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**Morgan County  
Fair Housing**

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# WHAT IS FAIR HOUSING?

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## The Law Protects You and Your Family

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Fair housing refers to those laws and regulations that prohibit discrimination in any activity relating to the sale or rental of housing, in the availability of financing or other related transactions, or in the provision of housing-related services.

It ensures the accessibility of all forms of available housing to all people regardless of certain racial, cultural or physical factors.

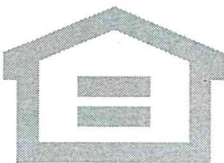
### It is illegal to be discriminated against because of your:

- Race, color, national origin, ancestry, gender, religion, physical or mental disability, or familial status (the presence of children under the age of 18 or a pregnant female).

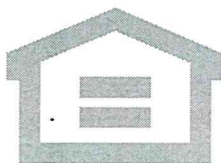
This means that the landlord, or real estate agent, must be completely “blind” to a person’s color. If an apartment or house is on the market, you have a right to see it. If you can afford it, you have the right to rent or buy it. After you rent or buy it, you have a right to live there, free from any discriminatory treatments.

### Suspect discrimination when:

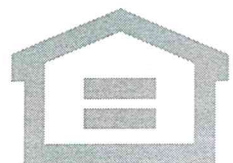
- You hear one version of the story on the phone and another in person.
- You have been told the apartment or house is rented, but the “For Rent” sign is still up. (Be careful, some apartment buildings always have “Available” or “For Rent” signs up.)
- Someone takes your application and promises to call your references and call you back...but never does.
- You are not allowed to leave a deposit.
- The manager or owner tries to convince you not to lease the housing.
- If the real estate agent tries to treat you inferior, or show you houses only in neighborhoods where the residents are similar to you, with respect to skin color, national origin, ancestry, or gender.
- Advertisements specify a racial or ethnic preference.
- If you know the landlord, or owner, told a non-white person that the apartment had been leased and then offered it to the next person who was white.



EQUAL HOUSING  
OPPORTUNITY



EQUAL HOUSING  
OPPORTUNITY



EQUAL HOUSING  
OPPORTUNITY

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# YOU HAVE A RIGHT TO CHOOSE WHERE YOU WANT TO LIVE

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## All Applicants and Residents Must Be Treated Equally and Fairly

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### A landlord or real estate agent cannot:

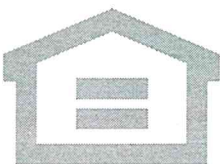
- Offer or provide different levels of facilities or community services.
- Set different lease terms, conditions or house rules, or enforce them inconsistently.
- Bully or threaten residents or applicants who are exercising their fair housing rights.
- Reject requests from disabled applicants or residents for reasonable accommodations without considering the request.
- Ask a person with a disability about the nature and extent of their disability.

### Section 4112.02 (h) of the Ohio Revised Code says that based on race, color, religion, sex, national origin, ancestry, disability or familial status, it is unlawful to:

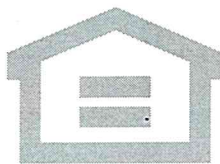
- Refuse to sell, rent, lease, sublease, finance, or refuse to negotiate for the sale/rental, or otherwise deny or make unavailable.
- Deny housing to families with children.
- Refuse to provide you with information regarding mortgage loans, deny you a mortgage loan, or impose or set different terms or conditions on a mortgage loan.
- Set different terms, conditions or privileges for sale or rental of a house or an apartment.
- Print, publish, or circulate any statement or advertisement for housing to preferred groups of people only.
- Manipulate—show you apartments or homes only in certain neighborhoods so as to create or maintain ethnically or racially segregated neighborhoods.
- Tell you housing is unavailable for inspection, sale, or rental—when in fact is available.
- Deny you property insurance or offer only certain types of property insurance.
- Refuse to allow for and/or make certain modifications or accommodations for persons with a mental or physical disability.

All housing accommodations, residential buildings, vacant lots or any other properties used for residential purposes are covered under the law.

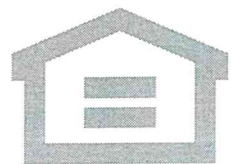
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# THE MORGAN COUNTY FAIR HOUSING OFFICE

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## What We Can Do For You

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The Morgan County Fair Housing Office provides outreach and training programs for Fair Housing Law, Civil Rights, Landlord/Tenant Law, and other issues related to equal housing opportunity such as Predatory Lending.

We can assist in sponsoring community events in an effort to promote Fair Housing, Equal Opportunity and Diversity in the community.

Our office will investigate complaints of housing discrimination and will work with local, state and federal agencies in the resolution of these complaints.



**EQUAL HOUSING  
OPPORTUNITY**

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**For more information please contact:**



### **Morgan County Fair Housing**

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This brochure is intended to provide general information only. Specific questions should be addressed to the above or an attorney.

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