



The Fair Housing Resource Center, Inc. is a non-profit 501 (c)(3) organization that offers several housing programs that benefit residents of Lake County, Ohio, and surrounding communities. The mission of Fair Housing Resource Center (FHRC) is to promote equal housing opportunities for all persons and to advocate for fair housing and diversity in Lake County and surrounding communities.

FHRC operates a Landlord/Tenant hotline service to Lake County residents to assist them with their housing rights. FHRC also operates a fair housing intake and investigation complaint service for victims of housing discrimination.

FHRC is a Housing Counseling Agency certified by the U.S. Department of Housing and Urban Development and provides homeownership counseling, such as: prepurchase home buying, educational and group workshops, resolving and preventing mortgage delinquency, home maintenance and financial management for homeowners, rental counseling, and homelessness counseling.

YOU HAVE A RIGHT TO HOUSING FREE FROM DISCRIMINATION

*Sex • Disability • Familial Status
Race • Color • Religion
National Origin or Ancestry • Military Status*

If you feel you've been discriminated against in housing, make sure you take these steps:

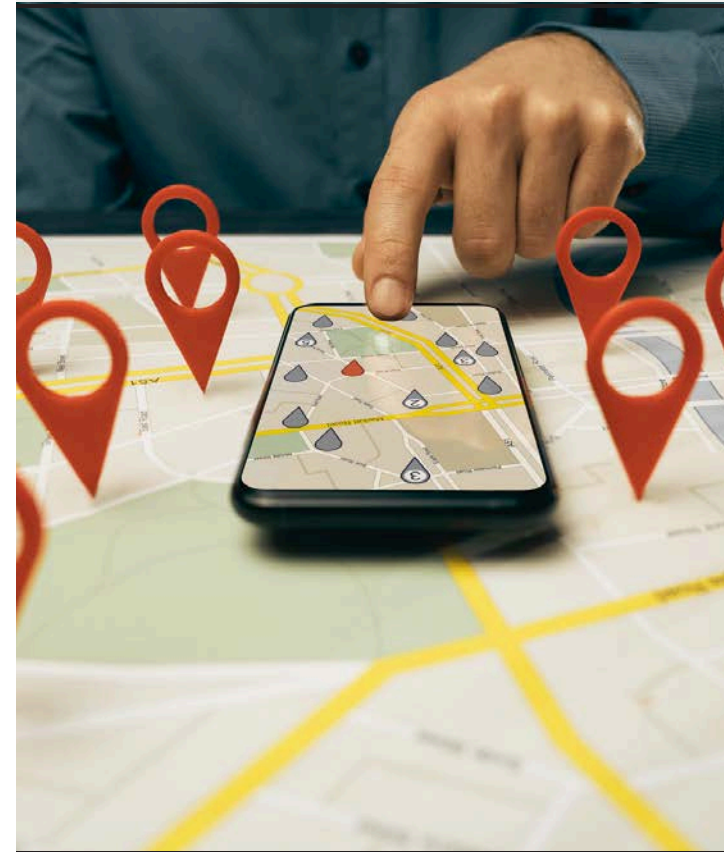
- *Keep a record of the names, dates, addresses, phone numbers and other important information which can assist in the investigation of your complaint.*
- *Don't forget to be as specific as possible about the incident. Get the names and addresses of any witnesses to the incident whenever possible.*
- *Following the incident, you have one year to file an administrative complaint or two years to file a lawsuit.*



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This brochure is intended for general information purposes only and does not constitute legal advice. If you need legal advice please contact your local Bar Association, Legal Aid Society or a private attorney.

FAIR HOUSING & HOMESSEEKING



WHAT IS FAIR HOUSING?

Fair housing means everyone has the right to live where they choose without discrimination. Enacted in 1968, the Fair Housing Act is a federal law designed to eliminate housing discrimination and ensure equal opportunities for all. It is illegal to discriminate against anyone based on:

- Race or Color
- National Origin
- Religion
- Sex (including gender identity and sexual orientation)
- Familial Status (e.g., families with children)
- Disability
- Military Status (Ohio)

Housing discrimination can be subtle or direct. Examples: No families with children, charging higher deposits or fees than what is advertised.



YOUR RIGHTS AS A HOME SEEKER

When looking for a home:

- **Equal Treatment:** You have the right to be treated fairly during your housing search.
- **Accessibility:** Housing providers must make reasonable accommodations for persons with disabilities.
- **Freedom from Harassment:** No one can deny you housing or harass you based on your protected characteristics.

Signs of Housing Discrimination

- Refusal to rent or sell housing
- Offering different terms or conditions
- Falsely claiming that housing is unavailable
- Setting different qualifications or standards
- Steering individuals toward or away from certain neighborhoods

TIPS FOR HOMESEEKING

- **Do Your Research:** Understand local housing laws and rights in your area.
- **Keep Records:** Save communications, rental listings, and applications for reference.
- **Ask Questions:** Inquire about terms and conditions for renting or buying.
- **Stay Alert:** Be aware of potential discrimination and report it.



WHAT TO DO IF YOU EXPERIENCE DISCRIMINATION?

- **Save All Written Communication:** Keep copies of emails, text messages, rental applications, or letters exchanged with landlords, real estate agents, or property managers.
- **Record Verbal Conversations:** Take detailed notes of conversations, including dates, times, and the names of individuals involved. If possible, follow up verbal conversations with an email summary to create a written record.
- **Capture Evidence:** Take photos or screenshots of discriminatory advertisements, housing listings, or signs.
- **Maintain a Timeline:** Write down key events as they happen to create a chronological record of the discrimination.
- **Report it:** Contact Fair Housing Resource Center to report a complaint.