

HOUSING DISCRIMINATION IS ILLEGAL

The federal **Fair Housing Act** as amended, as well as Georgia's state fair housing law, prohibit discrimination in the sale, rental, lending, insurance and advertising of dwellings and in other housing-related transactions, based on:

**Race • Color • National Origin • Religion
Sex • Familial Status • Disability**



PROHIBITED ACTIONS

In the Sale and Rental of Housing: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or disability:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rent
- For profit, persuade owners to sell or rent (blockbusting)
- Deny anyone access to or membership in a facility or service related to the sale or rental of housing.
- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right
- Advertise or make any statement that indicates a limitation or preference based on protected classes

ADDITIONAL PROTECTIONS FOR PERSONS WITH DISABILITIES

- ❑ A housing provider must allow you to make **reasonable modifications** (structural changes) to a dwelling or common use areas, at your expense, if necessary, to use and enjoy the housing. *For example: Allowing the installation of a ramp on the outside of the building.*
- ❑ A housing provider must make **reasonable accommodations** in rules, policies, practices or services, if necessary, for the disabled person to use and enjoy the housing. *For example: Granting the tenant's request for a reserved parking space in front of the entrance even though parking is unreserved.*

HOW TO RECOGNIZE DISCRIMINATION

Housing discrimination is rarely blatant. It is usually cleverly disguised and more often than not, delivered with a handshake and a smile. Listen for these phrases below as they may be warning signs of discrimination:

When renting...

- "I rented that apartment right after you called."
- "This building is for adults only."
- "I really don't want all those changes- a ramp, and grab bars? That's too much. Sorry."

When buying...

- "Do you think you can afford this neighborhood?"
- "I'll need to pre-qualify you before I show you the homes."
- "That house just went off the market."

When seeking financing...

- "We'd like to make this loan, but we need at least a 20% down payment."
- "You haven't been at your job long enough to qualify for a mortgage loan."
- "You might get a better deal at another bank. You should call there first before you apply here."

REPORT HOUSING DISCRIMINATION

If you feel you have been discriminated against, take the following steps:

- ❑ Keep a record of any meetings and phone calls with the housing provider and write down what happened and what was said.
- ❑ Include specific information such as names, titles, meeting places, dates and times.
- ❑ Save receipts, applications, business cards, leases and any other documents obtained during the transaction.



**Metro
Fair
Housing
Services,
Inc.**

**CALL METRO HELPLINE
TODAY!**

**175 Trinity Avenue, SW
Atlanta, GA 30303**

Phone: 404-524-0000

Fax: 404-524-0005

www.metrofairhousing.com

WHO WE ARE

Metro Fair Housing Services, Inc. (Metro) is a private, not-for-profit corporation serving metropolitan Atlanta, GA, and surrounding jurisdictions. We are dedicated to eliminating housing discrimination and promoting equal opportunity in housing in compliance with federal and state Fair Housing Laws. Founded in 1974, the civil rights organization is the only private, full service, fair housing organization in the service area engaged in Education & Outreach, Intake & Counseling, and Enforcement (testing for fair housing law violations and pursuing meritorious claims).



WHAT WE DO

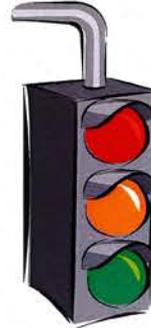
Through a 3-tiered strategy, we provide a wide range of fair housing services for residents and home seekers, including:

- Fair housing educational workshops/ seminars
- Housing discrimination complaint intake, counseling, testing and investigation
- Referrals to administrative agencies and to private attorneys for legal services
- General information and referral services for housing related issues such as:
 - ❖ Landlord /tenant disputes
 - ❖ Predatory lending issues



Ensuring fair and equal housing opportunities for all people

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STOP ALLOWING OUR COMMUNITY TO BE VICTIMIZED & **GO** CALL THE **METRO** HELPLINE TODAY!

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Atlanta, GA 30303**

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in partnership with



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REPORT IT!

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www.metrofairhousing.com

**GA Relay (Deaf and Hard-of-Hearing) Dial 711
to Connect to Metro Fair Housing 404-524-0000**



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