

\$

WHAT IS HOUSING DISCRIMINATION?

- It is different treatment given to some home seekers because of their: **RACE; RELIGION; SEX; COLOR; NATIONAL ORIGIN; or HANDICAP.**
- It is giving different sale or rental prices to keep someone out.
- It is telling some people the house or apartment they seek has been taken . . . when it's really still available.
- It is denying to anyone the use of real estate services, broker services or multiple listing services.
- It is suggesting to some people they would "be happier somewhere else".
- It is illegal and punishable by law!!!!!!!

WHO PROHIBITS HOUSING DISCRIMINATION?

- The federal government under the Fair Housing Law (Title VIII of the Civil Rights Act of 1968) . . .
- The Civil Rights Act of 1866 . . .
- The State of Ohio (Senate Bill 162, 1976) . . .
- The City of Eaton's Ordinance 79-15 . . .
- Preble County's Resolution #62-85-52.

WHAT SHOULD YOU DO ABOUT HOUSING DISCRIMINATION?

- Report it immediately to either the:
CITY OF EATON — OFFICE OF THE CITY MANAGER
(456-4125) or
PREBLE COUNTY
(456-8143)
- or you can elect to contact a private attorney and we will help you find one.



\$

WHAT WILL REPORTING HOUSING DISCRIMINATION COST YOU?

Absolutely Nothing! The Fair Housing services referred to in this brochure are free. We only need a bit of your time to report your problem. A bit of your time to complete a short report (only you know exactly what happened to you) . . . and a bit of your patience as we investigate your complaint and decide what to do about it.

Any person may make a complaint of alleged discrimination to either the City of Eaton or Preble County, **not later than six (6) months after the incident.**

WHY SHOULD YOU REPORT HOUSING DISCRIMINATION?

- Reporting suspected housing discrimination helps you . . . and anyone else who has been, or may be, treated unfairly.
- The law is upheld and Discriminators are stopped.
- Housing **cannot** continue to be used as a tool to separate people.

WHAT CAN YOU EXPECT TO GAIN BY REPORTING HOUSING DISCRIMINATION?

- If investigation and review of your complaint shows that discrimination did occur, you may receive the housing unit you originally sought. In addition, it's possible that you could be awarded a financial settlement from the Discriminator for your suffering and distress.
- If investigation of your complaint does not show that discrimination occurred, you will be assisted in finding a solution to your problem.

TAKE A STAND

\$

REMEMBER:

You are protected by the Federal, Ohio, City of Eaton and Preble County Fair Housing Laws when selecting the house or apartment of your choice to rent or buy. Owners and real estate salespersons cannot refuse to sell or rent to you, neither can lending institutions refuse to lend you money based on your race, color, religion, sex, national origin, or because you're handicapped. Fair Housing complaints are investigated. When warranted, informal, confidential conciliation is conducted. If this fails, legal action may be taken which includes fines and criminal sanctions. **KNOW YOUR HOUSING RIGHTS!!!!!!!**

It has been our experience that a great many landlords and homeowners who do discriminate, do so from the mistaken belief that it's the best way to find a good tenant or buyer. But can you really tell if a person will be a good tenant or homeowner on the basis of his or her nationality, color, sex or religion? We think there are better ways!!!!!!

First, attract as many potential tenants or buyers as possible. Advertise. But, remember, make sure you **do not** indicate or imply any preference or discriminate. That's against the law.

Second, screen your tenants or buyers. However, you should set up a consistent process for screening each and every prospect.

TIPS FOR LANDLORDS AND TENANTS

- An agreement or contract for the rental of property is called a **LEASE**. Leases can be written or oral (spoken). Each type is protected under the Ohio Landlord/Tenant Law.
- A security deposit may be required by a landlord as sort of insurance in case the tenant damages the unit or moves out owing rent. The landlord may require any amount for a security deposit. However, if the amount exceeds one month's rent, the excess is subject to a 5% interest per year that the lease is in force.

\$

TIPS CONT.

— After moving out, tenants have a right to a refund of their security deposit, less any damages caused by the tenant or the tenant's guests, and less any unpaid rent. Tenants should give their landlords a forwarding address in writing. Within 30 days after the landlord receives this notice and the tenant moves out, the landlord must send the tenant the security deposit balance. If the amount returned is less than the full deposit, the landlord must include a written, itemized statement of any deductions for damages and past due rent.

— Unless the lease prevents it, Landlords may raise rent upon 30 days notice prior to the beginning of the affected rental term (7 days in a week-to-week lease). To collect past due rent utility service cannot be cut off or locks changed.

THE KEY TO FAIR HOUSING OPPORTUNITY IS "CHOICE".

WHEN IN DOUBT, SEEK LEGAL ADVICE.

The following agencies may be of assistance to you:

Preble County Commission
101 East Main Street
Eaton, Ohio 45320
937-456-8143

Home Is the Foundation
1751 North Barron St.
Eaton, Ohio 45320
937-472-0500

Preble Metropolitan Housing Authority
2080 U.S. Route 127 North
Eaton, Ohio 45320
937-456-2800

City of Eaton
937-456-4125