

# Tips As You Search for a Home

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## Be sure to write down:

1. Manager and/or agent name
2. Building address include apt number
3. Number of bedrooms
4. Amount of rent and deposit
5. Personal information requested from you
6. Information you volunteered about yourself
7. Requirements for occupancy
8. When the unit will be available
9. How you found out about the home

## What a landlord may require:

- A certain income
- Credit references
- First and last month's rent
- Security deposit

**NOTE:** *Landlord requirements must apply equally to all applicants.*

- **If you are turned down:**
- Ask for reasons and more information
- Don't act angry
- Don't threaten to sue

# Need Help?

Housing discrimination complaints can be filed with:

City of Lancaster  
Community Development  
104 E Main Street  
Lancaster, OH 43130

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Open Monday through Friday  
8 am to 4 pm  
740-687-6663  
[www.ci.lancaster.oh.us](http://www.ci.lancaster.oh.us)

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Ohio Civil Rights  
Commission  
1-888-278-7101  
[www.civ.ohio.gov](http://www.civ.ohio.gov)

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**LEGAL AID**  
of Southeast and Central Ohio

website: [lasco.org](http://lasco.org)  
Phone: 1-888-246-4420



Hud.gov

# Fair Housing It's Your Right

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**LANCASTER**  
Community Development

# Fair Housing Law

## Federal Fair Housing Law prohibits discrimination in housing based on:

- Race
- Color
- Religion
- National Origin
- Sex (includes sexual orientation, gender identity and sexual harassment)
- Disability
- Familial Status (presence of children under 18 in family, pregnancy, or adults attempting to secure custody of children)
- Ancestry & Military Status (Ohio)

## Information needed for reporting discrimination:

- Your name and address
- Name and address of the person or organization your allegation is against
- People present and location of event
- Short description of the event(s) that caused you to believe you were discriminated against
- The date of the alleged violation

**Violations must be reported within 1 year of the alleged event.**



## The Fair Housing Act (FHA) defines disability as:

A physical or mental impairment that substantially limits one or more major life activities.

## If you have a disability, landlords may NOT:

- Refuse to allow reasonable modifications to your dwelling or common use area, usually at your expense, if it is necessary for the person with a disability to use the housing. (Where reasonable, the landlord may permit changes only if you agree to restore the property to its original condition when you move.)
- Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for persons with disabilities to use the housing.

# Fair Housing Law

It is unlawful, on the basis of race, color, religion, sex, national origin, ancestry, military status, disability or familial status to:

- Refuse to rent, sell, finance, or insure housing accommodations or residential property
- Represent to any person that housing accommodations are not available for inspection, sale, rent, or lease
- Refuse to lend money for the purchase, construction, repair, rehabilitation, or maintenance of housing
- Accommodations on rental property
- Discriminate against any person in the purchase, renewal, or terms and conditions of fire, extended coverage of homeowner's or renter's insurance
- Refuse to consider, without prejudice, the combined income of both spouses
- Print, publish, or circulate any statement of advertisement which would indicate a preference or limitation



**"A lot of people don't look at housing as a human right, but it is." - President Jimmy Carter**