

## **Equal Housing Opportunity**

Kirkpatrick Management Company, its employees, and its agents will provide equal and fair treatment to all persons, regardless of race, color, creed, religion, familial status, marital status, age, sex, sexual orientation, gender identity, disability or national origin in the providing of housing and housing services. The property, its employees and agents will not knowingly violate any applicable Federal, State or local fair housing, civil rights, or any equal opportunity requirements. The property, its employees and agents will also abide by the Fair Housing Act and all other relevant civil rights laws and statutes, Section 504 of the Rehabilitation Act of 1973 as amended (24 CFR, Part 8, 6/2/88) and the Equal Access Rule as amended (24 CFR 5.105; 24 CFR 5.100 and 24 CFR 5.403). In addition Kirkpatrick Management Company will not:

1. Deny to any applicant the opportunity to apply for housing, nor deny to any eligible applicant the opportunity to lease housing suitable to his/her needs;
2. Provide housing which is different from that provided others;
3. Subject a person to segregation to disparate treatment;
4. Restrict a person's access to any benefit enjoyed by others in connection with the housing program;
5. Treat a person differently in determining eligibility or other requirements for admission;
6. Deny a person access to the same level of services; or
7. Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing program.

## **Property Owner's & Manager's Responsibilities**

We have a responsibility and a requirement under the law not to discriminate in the rental of property on the basis of race, color, religion, sex, handicap, familial status, or national origin. Moreover, we will not establish discriminatory terms or conditions in the purchase or rental, deny that housing is available, or advertise that the property is available only to persons of a certain race, color, religion, sex, handicap, familial status, or national original.

## **Renter's Rights**

As someone seeking to rent an apartment, home or condo, you have the right to expect that housing will be available to you without discrimination or other limitations based on race, color, religion, sex, handicap, familial status, or national origin. This includes the right to expect equal professional service, the opportunity to consider a broad range of housing choices, no discriminatory limitations on communities or locations of housing, no discrimination in the pricing or financing of housing, reasonable accommodations in rules, practices and procedures for persons with disabilities, and to be free from harassment or intimidation for exercising your fair housing rights.

## **Civil Rights Act of 1866**

The Civil Rights Act of 1866 prohibits all racial discrimination in the sale or rental of property.

## **The Fair Housing Act**

The Fair Housing Act declares a national policy of fair housing throughout the United States, making illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

**Americans with Disabilities Act**

Title III of the Americans with Disabilities Act prohibits discrimination against persons with disabilities in places of public accommodations and commercial facilities.

**The Equal Credit Opportunity Act**

The Equal Credit Opportunity Act makes discrimination unlawful with respect to any aspect of a credit application on the basis of race, color, religion, national origin, sex, marital status, age or because all or part of the applicant's income derives from any public assistance program.

**State and Local Laws**

State and local laws often provide broader coverage and prohibit discrimination based on additional classes not covered by federal law.

HUD's website [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp](https://www.hud.gov/program_offices/fair_housing_equal_opp)