



DID YOU KNOW...

Civil rights laws protect all of us. We have the right to inherit, purchase, lease, sell, hold, or convey real property. As owners or their agents, you have the right to choose the most qualified prospective tenant.

However, considerations such as race, color, religion, gender, national origin, familial status, mental or physical disability, marital status, ancestry, age, or any other arbitrary basis cannot influence your rental decision.

To protect yourself and your investment, it is important to know and understand your fair housing rights and responsibilities. We can answer questions you might have and can offer you information on how to comply with the law.

**Call (410)243-4400
for more information.**



**For More Information,
Contact Us
(410)243-4400**

BALTIMORE NEIGHBORHOODS, INC.

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Landlords and Fair Housing

**Do you know your
rights and
responsibilities as
a rental property
owner?**

Have you ever said or
wanted to say...

- * “We don’t take kids on the second floor”
- * “We prefer married couples”
- * “I don’t want to put ramps in for your wheelchair since it would cost too much money.”
- * “No pets allowed. No exceptions.”

***If so, you have probably
violated the law!***

Property owners are responsible for their agents’ actions. Both can be held legally liable for discriminatory practices. Ignorance of the law is not a defense!

Contact Baltimore Neighborhoods, Inc. With pro-active fair housing training and presentations, we can help you avoid liability.

Rights of Apartment Owners & Managers

You have the right to:

- Screen potential tenants based on their ability to meet objective qualifications.
- Request a complete rental application.
- Require a reasonable monthly income.
- Require tenants to comply with building rules and conditions.

FEDERAL AND STATE LAWS PROHIBIT DISCRIMINATION BASED ON:

- | | |
|-------------------|---------------------------------|
| • Race | • Physical or Mental Disability |
| • Color | • Marital Status |
| • Religion | • Age |
| • Gender | • Or other Arbitrary Basis |
| • National Origin | |
| • Familial Status | |
- (* Families with children under 18)

Responsibilities of Apartment Owners & Managers

As a landlord or property manager, you must:

- Consider all applicants equally.
- Not indicate any preferences when advertising or showing apartments.
- Give all applicants accurate, complete occupancy dates and rental terms or conditions and information about available units.
- Allow reasonable accommodations or modifications for the disabled.
- Refrain from making written or verbal inquiries about an applicant’s race, ethnicity, religion, sex, marital or familial status.