

It is a **violation** of the Fair Housing Act to threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right **AND** to make, print or publish any statement, in connection with the sale or rental of a dwelling, that indicates a preference, limitation, or discrimination based on race, color, religion, gender, disability, familial status, or national origin.

This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act. There are limited exceptions to rental properties designated for seniors, individuals 55 and over.

***In Mortgage Lending:***

No one may take any of the following actions based on race, color, religion, gender, disability, familial status, or national origin:

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminate in appraising property
- Refuse to purchase a loan or
- Set different terms or conditions for purchasing a loan

# FAIR HOUSING

## Equal Opportunity For All



Fair Housing Contact for Trumbull County:  
Community Legal Aid  
160 East Market Street  
Warren, Ohio 44481-1144

**Call TOLL FREE 1-855-837-8867**

Persons needing TTY service should call Ohio Relay Service at 886-983-2545 and ask for the Fair Housing Contact for Trumbull County, Ohio

***The Fair Housing Act - Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in housing because of:***

- Race or color
- National origin
- Religion
- Gender
- Familial Status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18)
- Disability

***What Housing is Covered?***

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker and housing operated by organizations and private clubs that limit occupancy to members.

***What is Prohibited?***

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

- 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 rental
- For profit, persuade, or try to persuade homeowners to sell or rent dwellings by suggesting that people of a particular race, etc. have moved, or are about to move into the neighborhood (blockbusting) or
- Deny any person access to, or membership or participation in, any organization, facility or service (such as a multiple listing service) related to the sale or rental of dwellings, or discriminate against any person in the terms or conditions of such access, membership or participation.

In Trumbull County, if you suspect anyone of violating the Fair Housing Act of 1968 please contact :

Susan Reighard, Paralegal  
Community Legal Aid  
160 East Market Street  
Warren, Ohio 44481-1144  
**TOLL FREE 1-855-837-8867**  
TTY service is available thru  
Ohio Relay Service at 886-983-2545

OR THE

Local Government Fair Housing Contact  
Julie M. Green, Grants Coordinator  
Trumbull County Planning Commission  
347 North Park Avenue  
Warren, OH 44481-1128  
330-675-2480