

MR MOSES REALTY

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RENTER'S FAIR HOUSING RIGHTS

The Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, provides civil rights protection to applicants and tenants of rented or leased residential dwelling units. These rights are also included in Chapter 515, Hawaii Revised Statutes which further expands the protection provided by State law. Together, Federal and State laws prohibit housing discrimination based on a person's **Race, Color, Religion, Origin, Sex, Presence of Minor Children in the Family, Physical or Mental Disability, Marital Status or Age**. These are called the "protected classes." I will not use the fact that you or any person in your household is a member of a protected class as reason to:

1. print, circulate, post, mail or cause to be published any statements, advertising or sign, which indicates, directly or indirectly, an intent to discriminate in any rental transaction.
2. represent to you that the dwelling unit is not available for inspection, rent or lease, when in fact, it is available.
3. refuse to allow you to inspect the dwelling unit.
4. refuse to accept or transmit a bona fide offer to rent or lease a dwelling unit.
5. ask questions or use an application form containing questions that indicate, directly or indirectly, an intent to limit or discriminate in the tenant selection process.
6. "steer" you by stating or implying that you would be happier or more comfortable living somewhere else or in another neighborhood.
7. communicate to you, through word or conduct, in an attempt to discourage you from applying for or accepting the rental unit.
8. state directly or imply that you will not be considered for tenancy in the selection process.
9. require you to meet different selection qualifications or subject your application to a different selection review than others.
10. refuse to enter into a rental or lease agreement, if you are an otherwise qualified applicant.
11. impose different terms, conditions or privileges in the use or furnishing of services or facilities connected with the rental unit.
12. establish unreasonable house rules or rental terms nor enforce the house rules or rental terms against only some tenants and not equally against all tenants.
13. refuse to make reasonable accommodations in the rules, policies, practices or services when necessary to afford a disabled tenant an equal opportunity to use and enjoy the dwelling, including public and common use areas.
14. refuse to permit, at tenant's expense, reasonable modifications of the existing premises, if necessary, to afford a disabled tenant full enjoyment of the dwelling.

Moses Realty supports your right to a fair and equal opportunity to obtain and remain in housing of your choice. If you have any questions or require additional information about your fair housing rights, you may call the City's Fair Housing Officer at 527-5972. If you believe that you have been, presently are or may be a victim of housing discrimination, you should call: Hawaii State Civil Rights Commission at 586-8640 or U.S. Dept. of Housing & Urban Development at 1-800-347-3739.

This notice was prepared by the Honolulu Community Housing Resource Board and transcribed without permission by Moses Realty for emailing as a small PDF file. (fair housing)

SALES & PROPERTY MANAGEMENT