



**For
Real Estate
Professionals**

**We offer training and
continuing education credit
to professionals in the real
estate industry.**

**Contact the center at (205)
324-0111**



**Address: 1820 7th Ave N,
Birmingham, AL
35203
Phone: (205) 324-0111**

**KNOW YOUR
OBLIGATIONS
UNDER THE LAW**

**FAIR HOUSING IS YOUR
RIGHT. USE IT!**

Stay in Compliance

What to do if you suspect a mortgage lender or insurer is discriminating against your client?

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The word and phrase list is intended as a guideline to assist in complying with local, state, and federal fair housing laws. It is not intended as a complete list of every word or phrase that could violate local, state, or federal statutes. This list is intended to educate and provide general guidance to the many businesses that create and publish real estate advertising. This list is not intended to provide legal advice. By nature, a general list cannot cover particular persons or situations or questions. The list is intended to make you aware of and sensitive to the important legal obligations concerning discriminatory real estate advertising. For more information please contact The Fair Housing Center or visit our words and phrases list on our website at www.fchna.com/words-and-phrases-list



Best Practices

Treat all applicants alike regardless of race, color, religion, national origin, sex, disability, military status,** sexual orientation,* or family status.

- Set reasonable eligibility criteria.
- Establish the same criteria and income requirements for all applicants.
- Establish the same terms and conditions (deposits, etc.) for all applicants.
- Show all available properties to all prospects.
- Never discourage applicants from applying or suggest they would be happier living elsewhere.
- Do not refuse to rent/sell to families with children unless the community qualifies for the “Housing for Older Persons” exemption under the Fair Housing Act.
- Establish a procedure for responding to requests for reasonable accommodations and modifications.
- Review all marketing materials and advertisements to ensure that there is no suggestion of a preference, limitation, or discrimination based on protected class.
- House rules should be basic and non-discriminatory.
- Keep records on all prospective residents, in addition to current and past residents.
- Train new employees and agents about fair housing laws and how to comply with them.