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# WHAT IS FAIR HOUSING?

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**Fair Housing—It's Not An  
Option, It's The Law**

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# YOU HAVE A RIGHT TO CHOOSE WHERE YOU WANT TO LIVE

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## All Applicants and Residents Must Be Treated Equally and Fairly

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### A landlord or real estate agent cannot:

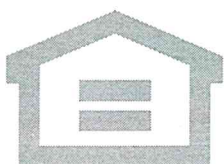
- Offer or provide different levels of facilities or community services.
- Set different lease terms, conditions or house rules, or enforce them inconsistently.
- Bully or threaten residents or applicants who are exercising their fair housing rights.
- Reject requests from disabled applicants or residents for reasonable accommodations without considering the request.
- Ask a person with a disability about the nature and extent of their disability.

### Section 4112.02 (h) of the Ohio Revised Code says that based on race, color, religion, sex, national origin, ancestry, disability or familial status, it is unlawful to:

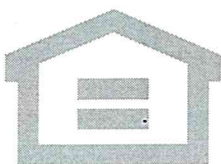
- Refuse to sell, rent, lease, sublease, finance, or refuse to negotiate for the sale/rental, or otherwise deny or make unavailable.
- Deny housing to families with children.
- Refuse to provide you with information regarding mortgage loans, deny you a mortgage loan, or impose or set different terms or conditions on a mortgage loan.
- Set different terms, conditions or privileges for sale or rental of a house or an apartment.
- Print, publish, or circulate any statement or advertisement for housing to preferred groups of people only.
- Manipulate—show you apartments or homes only in certain neighborhoods so as to create or maintain ethnically or racially segregated neighborhoods.
- Tell you housing is unavailable for inspection, sale, or rental—when in fact is available.
- Deny you property insurance or offer only certain types of property insurance.
- Refuse to allow for and/or make certain modifications or accommodations for persons with a mental or physical disability.

All housing accommodations, residential buildings, vacant lots or any other properties used for residential purposes are covered under the law.

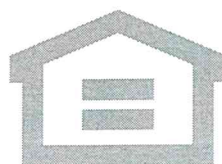
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EQUAL HOUSING  
OPPORTUNITY



EQUAL HOUSING  
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# THE MORGAN COUNTY FAIR HOUSING OFFICE

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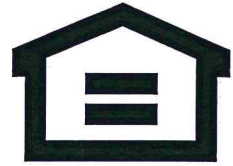
## What We Can Do For You

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The Morgan County Fair Housing Office provides outreach and training programs for Fair Housing Law, Civil Rights, Landlord/Tenant Law, and other issues related to equal housing opportunity such as Predatory Lending.

We can assist in sponsoring community events in an effort to promote Fair Housing, Equal Opportunity and Diversity in the community.

Our office will investigate complaints of housing discrimination and will work with local, state and federal agencies in the resolution of these complaints.



**EQUAL HOUSING  
OPPORTUNITY**

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**For more information please contact:**



### **Morgan County Fair Housing**

Shannon Wells, Fair Housing Director

Riecker Complex

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McConnelsville, Ohio 43756

740-962-1322

[shannon.wells@morgancounty-oh.gov](mailto:shannon.wells@morgancounty-oh.gov)

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This brochure is intended to provide general information only. Specific questions should be addressed to the above or an attorney.

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