

Top 10 Fair Housing Mistakes

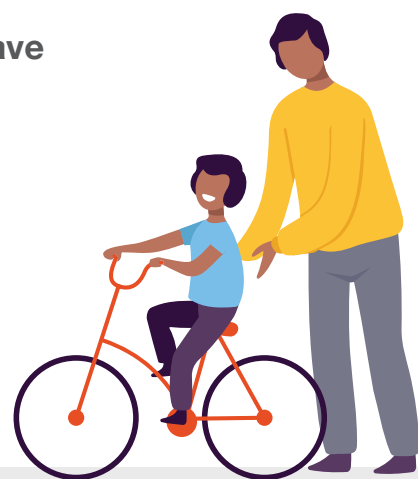
Don't fall victim to these common (and costly!) Fair Housing mistakes.

The Fair Housing landscape is constantly changing, and violations can have harsh consequences. Without proper Fair Housing policies and training, your team will face costly legal and financial burdens. While April is Fair Housing Month, year-round training and policy updates are essential to ensure both new and experienced associates are equipped with the tools to stay compliant.

These are the most common Fair Housing mistakes that can have costly consequences for your organization.

10 PROHIBITING CHILDREN

from certain activities, such as stating that "Children may not ride bicycles on the sidewalk."



9 ASKING A PROSPECTIVE RESIDENT

"How many kids do you have?" or "Are you pregnant?"



8 FAILING TO RESEARCH

whether or not there are additional protected classes beyond the "Federal Seven" in your state, city, or local area.

7 FAILING TO DOCUMENT

rent specials/concessions and monthly pricing offered to each prospective resident.

6 DECLINING A RENTAL APPLICATION

for any reason other than the prospective resident not meeting your **stated qualification criteria**.

5 DECLINING

A DISABLED RESIDENT'S REQUEST for an **assigned parking spot** because you have existing handicapped spots that you think should suffice.



4 REFUSING TO ALLOW

a resident to have a **service animal** because your community does not accept pets.



3 EVICTING A HOARDER

instead of accommodating them for their disability.



2 ALLOWING

the maintenance team to **respond to service requests** in no particular order — emergencies excepted* — but **based solely on their preference**.

1 FAILING TO TRAIN

all associates who interact with residents, including your maintenance team members, **on Fair Housing laws**.

*This does not apply to emergencies where a company policy should dictate which requests can go out of order.

Grace Hill Can Help!

Contact us today to learn how Grace Hill's Fair Housing policies and training can protect your business.

