

Fair Housing Policy – Bulletin Board

At FRANKLIN ASSET MANAGEMENT COMPANY, INC. or at any property in which it has been contracted to manage business is conducted in accordance with the Fair Housing Act. We intend to comply with Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and The Fair Housing Amendments Act of 1988.

- Title VI of the Civil Rights Act of 1964 provides that no person in the United States shall, on grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination.
- Title VIII of the Civil Rights Act of 1968 prohibits discrimination in housing on the basis of race, color, creed, or national origin.
- Executive Order 11063 prohibits discrimination in housing related to facilities because of race, color, creed, or national origin.
- The Fair Housing Amendments Act of 1988 prohibits discrimination in housing on the basis of handicap of and familial status.

Federal laws forbid discrimination in housing because of an individual's race, color, religion, sex, creed, national origin, handicap, or familial status. Specifically, it is unlawful to:

- ✓ Refuse to sell, rent or lease rental property for discrimination reasons.
- ✓ Refuse to receive or transmit good faith offers to purchase or rent.
- ✓ Represent rental property as unavailable for inspections, sale, or rent, when in fact, it is.
- ✓ Discriminate in terms or conditions of rental or sale.
- ✓ Deny any services or facilities relating to rental property transactions
- ✓ Retain a listing with the understanding that the seller plans to discriminate
- ✓ Engage in the tactic and practice of panic-selling; to represent that the racial composition of the neighborhood is going to change or that property values will lower; or make similar false and misleading statements.

EQUAL TREATMENT

Prospective renters may be required to meet reasonable standards of credit or financial ability which are applied to all. But it is unequal treatment and a violation of law to require different information from blacks than whites or to seek information in a different manner for blacks than is used for whites.

It is our policy to comply with all fair housing laws and to carry out the marketing and rental activities related to this project in a manner to affirmatively further fair housing.