

A WORD ABOUT CHILDREN...

As of 1988, both Federal and State laws prohibit discrimination against families with children. Exempted are complexes and mobile home parks specially designed for senior citizens. Suggestions for successful renting to families with children:

- Make sure your liability insurance coverage is sufficient.
- Review your advertising, promotional literature and exterior signs.
- Inspect your grounds carefully for problem areas. Install locks, remove exterior faucets, etc. as advisable.
- Revise your policies to obtain protection for your property and other tenants. These include parental supervision, responsibility of parents for damage and hours for use of recreational facilities.
- Learn children's names and advise their parents when problems arise. Instill a sense of pride in the surroundings by good maintenance.
- You cannot charge a higher rent or security deposit for families with children than other tenants. You also cannot define specific age limits or the number of children in the complex.
- Do not establish occupancy standards stricter than the state guideline of two people per bedroom plus one extra person.

**FOR FAIR HOUSING INFORMATION
OR TRAINING CALL**

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FAIR HOUSING OF MARIN

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*With assistance from the
U.S. Department of Housing
and Urban Development*

Landlords Have Rights, Too!

WHAT IS FAIR HOUSING?

Federal and state laws require you to treat all applicants equally. Applicants for housing cannot be treated differently because of Race/Color/Religion/Gender/Marital Status/Familial Status/Age/Physical or Mental Disability/National Origin or Sexual Orientation. The laws also cover advertising. Ads which express a preference for, or exclusion of, a particular group of people are illegal.

The Marin County Child Discrimination Ordinance addresses occupancy limits, surcharges and other prohibitions regarding families with children.

A LANDLORD SHOULD EXPECT

- Timely rental payments
 - Proper care of the property
 - Maintenance needs reported promptly
 - Respect of the rights of other tenants
 - Proper notice when vacating
 - Supervision of children, guests and pets
 - Notification of any changes in tenant occupancy
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AS THE LANDLORD, YOU HAVE THE RIGHT TO:

- Accept the best qualified prospective tenant.
 - Request a completed/signed rental application.
 - Request job/credit/banking/current & prior residence and personal references.
 - Ask the names of all people who will occupy the premises and the ages of those named on the lease to determine that they are of legal age.
 - Verify current/previous employment and residence. You may lawfully refuse to rent to persons with a history of violent, destructive or disruptive behavior as long as your information is reliable.
 - Obtain a credit report.
 - Require reasonable income in relation to rent charged. The source of income, e.g. government assistance, alimony/child support or investments cannot be a criterion.
 - Require a security deposit. The law allows up to two months rent for unfurnished rentals and up to three months for furnished ones. There is no such thing as a nonrefundable deposit.
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GOOD MANAGEMENT PRACTICES TO PREVENT DISCRIMINATION PROBLEMS:

- Be consistent, fair and reasonable. Make sure all rental policies are applied equally. Provide your managers with fair housing training.
 - Provide accurate, complete information about available units and equal treatment to all people who inquire.
 - Do not request age, marital status or race on your rental applications.
 - Consider all applications on a business basis only. Accept the first application which meets all of your requirements. If the application is denied, keep a record of the reasons for the denial.
 - Use a written lease.
 - Perform a written move-in/move-out inspection. Use this form when tenant vacates to avoid security deposit disputes. Refund security deposits as state law mandates. Effective January 2003 notify tenants of their right to request a pre-move-out inspection.
 - Respond to your tenants' concerns and needs. Establish reasonable rules for recreation and use of premises.
 - Avoid words like "Adult or Mature Couple, Professional/Executive or Family Home" in your ads. Describe the property features instead. Use the HUD Equal Opportunity logo in your advertising.
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