

Equal Opportunity in Housing Statement

AGPM, LLC is committed to compliance with all federal, state, and local fair housing laws. AGPM will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. AGPM will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expenses.

Our Policy

All real estate advertised herein is subject to the federal Fair Housing Act, which makes it illegal to advertise “any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make such preference, limitation, or discrimination.

It is the policy of Renters Warehouse to comply with Title VIII of the Civil Rights Act of 1968, as amended, (commonly known as the Fair Housing Act) by ensuring that all units are available to all persons without regard to race, color, religion, national origin, disability, familial status, and sex. Renters Warehouse understands further that local ordinances may include other protected classes. This policy means that among other things, our company, and all of our agents and employees that have responsibility for renting, managing, or administering any dwelling units must not discriminate in any aspect of the rental of dwellings against qualified applicants or tenants because of race, color, religion, national origin, disability, familial status, sex, or additional protected classes as instituted on a state or local level. Our agents and employees may not:

Refuse to rent, or negotiate for the rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, national origin, disability, familial status, sex, or additional protected classes as instituted on a state or local level.

Discriminate against any person in the terms, conditions, or privileges of rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, national origin, disability, familial status, sex, or additional protected classes as instituted on a state or local level.

Make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, national origin, disability, sex, or additional protected classes as instituted on a state or local level; or

Represent to persons because of race, color, religion, national origin, disability, familial status, sex, or additional protected classes as instituted on a state or local level that any dwelling is not available for inspection or rental when such dwelling is in fact so available.

This Policy prohibits any form of harassment or discrimination based on any of the protected classes identified above. Words or conduct that are related to any protected category, and are offensive to a recipient or reasonable person, based on a person’s’ protected status, are prohibited and a violation of policy.

Applicants, residents, and employees are encouraged to report any violation of this Policy to a supervisor or other officer or manager of the Company for investigation and appropriate action. No retaliatory action will be taken against any person who reasonably and in good faith reports words or conduct which he or she believes may violate this policy. No retaliatory action will be taken against any individual who in good faith assists or participates in any investigation, proceeding, or hearing relating to a harassment or discrimination complaint.

Any action taken by an agent or employee that results in unequal service, treatment, or behavior to applicants or tenants on the basis of race, color, religion, national origin, disability, sex, or additional protected classes as instituted on a state or local level may constitute a violation of state and federal fair housing laws.

Any agent or employee who fails to comply with this Policy will be subject to appropriate disciplinary action.

The Law

When it comes to buying, selling, or leasing a home or renting property, several state and federal laws were enacted to ensure the equal opportunity in housing for all people. The Civil Rights Act of 1866 prohibits all racial discrimination in the sale or rental of property. Moreover, the Fair Housing Act declares a national policy of fair housing throughout the United States, making illegal any discrimination in the sale, lease, or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

Other laws also impact the purchase, sale or lease of a home or renting an apartment. Title III of the Americans with Disabilities Act prohibits discrimination against persons with disabilities in places of public accommodations and commercial facilities. The Equal Credit Opportunity Act makes discrimination unlawful with respect to any aspect of a credit application on the basis of race, color, religion, national origin, sex, marital status, age or because all or part of the applicant's income derives from any public assistance program.

In addition, state and local laws often provide broader coverage and prohibit discrimination based on additional classes not covered by federal law.

As a home seller or landlord, you have a responsibility and a requirement under the law not to discriminate in the sale, rental, and financing of property on the basis of race, color, religion, sex, handicap, familial status, or national origin. You cannot instruct the licensed broker or salesperson acting as your agent to convey for you any limitations in the sale or rental because the real estate professional is bound by law not to discriminate. Agents in a real estate transaction also are prohibited by law from discriminating on the basis of race, color, religion, sex, handicap, familial status, or national origin. They are prohibited from complying with a request from the home seller or landlord to act in a discriminatory manner in the sale, lease, or rental. Moreover, a home seller or landlord cannot establish discriminatory terms or conditions in the purchase or rental, deny that housing is available, or advertise that the property is available only to persons of a certain race, color, religion, sex, handicap, familial status, or national original.

As someone seeking to purchase a home or rent an apartment, you have the right to expect that housing will be available to you without discrimination or other limitations based on race, color, religion, sex, handicap, familial status, or national origin. This includes the right to expect equal professional service, the opportunity to consider a broad range of housing choices, no discriminatory limitations on communities or locations of housing, no discrimination in the financing, appraising, or insuring of housing, reasonable accommodations in rules, practices and procedures for persons with disabilities, and to be free from harassment or intimidation for exercising your fair housing rights.