

# Fair Housing & Your Home Search

You have the right to expect that housing will be available to you without discrimination or other limitations based on race, color, religion, national origin, sex (including sexual orientation and gender identity), disability, or presence of children in the family.



This includes the right to expect:

- Housing in your price range made available to you without discrimination
- 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

## HOW DOES THIS AFFECT YOUR HOME SEARCH?

If you have been discriminated against in any aspect of a housing transaction, you have rights. You can report housing discrimination to HUD and have your complaint investigated for free.

[hud.gov/fairhousing/fileacomplaint](https://hud.gov/fairhousing/fileacomplaint)

If a seller, lender, or other actor in the transaction is treating you improperly because of a protected characteristic, document the situation and notify your agent. Your agent should report the matter to his or her broker, who can provide resources to assist you.

What if you have a question about the demographic makeup of a neighborhood in your housing search?

Fair housing laws prohibit your buyer's rep from answering questions about the racial, ethnic or religious makeup of a neighborhood. Under Fair Housing, it's unlawful for an agent to steer clients towards or away from neighborhoods based on

race, religion, ethnicity, or other classes protected by law. Instead of sharing personal opinions about neighborhoods, buyer's reps can share objective information that helps clients draw their own conclusions.

Be specific when you ask for agent for advice about neighborhoods. What location, amenities and qualities are you looking for? Your agent can point you towards information that you need. If you're looking for information about neighborhood schools or safety, your agent can direct you to objective, factual, third-party sources of information that can inform your search.

## IT'S A BUYER'S CHOICE.

A real estate professional should show you any home in any neighborhood that fits your needs, preferences, and budget. Your agent should never make assumptions about where you want to live.

As a buyer, you can rule out neighborhoods or properties based on any factor that is important to you. Do your research and communicate your preferences to your buyer's rep.

Fair Housing laws support every buyer in achieving their dream of homeownership according to their preferences and needs.

