

The Backus Bulletin

"Your Management, Your Way"

October 2017

Complying with Fair Housing Quiz

Complying with Fair Housing is of highest priority to the business of owning and renting property.

Fair Housing is a simple concept, "don't discriminate" but following it is not always an easy task. The Federal Fair Housing Act and its many subsequent acts, in both the Federal and state courts, have been the result of many lawsuits involving the interpretation these laws. Judgments have resulted in penalties in the millions against those that do not comply with Fair Housing. Discrimination is a serious problem.

As your property management company, we know that we must understand and follow Fair Housing to the letter to protect our clients and their investments. Additionally, it is important to us to keep you apprised of Fair Housing. Therefore, we have provided you with the following quiz on of this important issue so you can see how well-versed you are in this area. Circle your answer and check below.

1. The purpose of the 1968 Federal Fair Housing Act is to ensure that everyone has equal access to housing regardless of their race, national origin, religion, sex, color, disability, familial status.
True or False

2. The Civil Rights Act of 1968 is commonly known as the Fair Housing Act.
True or False

3. HUD is the department of Human Resources and Urban Development.
True or False

4. The American Disabilities Act was enacted in 1968
True or False

5. Property Owners can discriminate against service animals
True or False

6. Property Owners can charge an additional deposit for service animals
True or False

7. It is acceptable to use advertising with The American Disabilities Act was enacted in 1968 the phrases such as executive home, no kids, and only singles.
True or False

8. Housing providers must provide equal opportunities to all prospective buyers or renters, whether or not they speak English or are United States citizens.
True or False

9. President John F. Kennedy signed the Civil Rights Act of 1968
True or False

10. Sex was added as a protected class six years later in 1974. Protection from gender discrimination includes any form of sexual harassment and, as proven by recent court cases and legislation, victims of domestic violence are also afforded protections.
True or False

11. Discrimination in renting is now considered a practice of the past.
True or False

12. Despite the protection afforded those with disabilities, it is a housing provider does not have to reserve an accessible unit only for those with disabilities.
True or False

13. It is OK to require certain credit scores from all occupants.
True or False

14. It is OK to require couples be married or in a permanent relationship.
True or False

(Continued on pg. 2)



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Announcements & Services

WHAT CAN WE DO TO MAKE OWNING A RENTAL PROPERTY EASIER FOR YOU?

We won't know unless you tell us! Don't forget we have an "Eviction Protection" plan for \$20.00 per month that covers the \$1,000-\$1500 attorney fees if you have to evict a tenant. We also have "Rent Protection" at 2% additional management fee that means we will pay the rent if the tenant does not pay on time or not at all. Call or email our office: info@backuspm.com or 831-455-2052.

THINKING OF BUYING OR SELLING?

If you are thinking of buying or selling, we can assist you. We specialize in residential and multi-residential units and are experienced in conventional sales, purchases as well as short sales. Just call and ask for Bill and we will help you with your Real Estate needs. There is no obligation. Check out your property value today!

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Answers

1. True, this is the basic Fair Housing Act of 1968.
2. True, the Civil Rights Act of 1968 is referred to as the Fair Housing Act.
3. False, HUD is the Department of Housing and Urban Development.
4. False, the ADA was enacted in 1988.
5. False, property owners cannot discriminate against service animals.
6. False, property owners cannot charge an additional deposit for service animals.
7. False, these are considered discrimination in advertising and violate Fair Housing.
8. True, you must provide equal opportunities to buyers or renters, even if they are not citizens or speak English.
9. False, President Lyndon Johnson signed the Civil Rights Act of 1968 or what is commonly referred to as the Fair Housing Act.
10. Yes, sex was added as a protected class in 1974.
11. False, the fight to provide Fair Housing and avoid discrimination is still an ongoing issue.
12. True, a housing provider does not have to reserve an accessible unit for only those with disabilities. They can rent the unit to anyone as long as they are NOT discriminating against the disabled.
13. True, it is ok to require a certain credit score from all occupants.
14. False, it is not ok to require couples to be married or in a permanent relationship.