

**We can help.**

**Call 877-979-3247**

The mission of the **Fair Housing Center of Southeast & Mid Michigan** (FHC) is to end housing discrimination in housing and public accommodations and to promote accessible, integrated communities.

We are a nonprofit organization providing investigative services, advice, advocacy, conciliation, attorney referrals, and community education.

If you suspect housing discrimination or have a question, call us at **877-979-3247**, fill out a complaint form at [www.fhcmichigan.org](http://www.fhcmichigan.org), or email us at [complaints@fhcmichigan.org](mailto:complaints@fhcmichigan.org). Our services are free and confidential.



**The Fair Housing Center of Southeast & Mid Michigan serves Clinton, Eaton, Hillsdale, Ingham, Jackson, Lenawee, Livingston, Monroe, Shiawassee, and Washtenaw Counties.**

**IF YOU HEAR THIS, you may be the victim of housing discrimination:**

“You call the police too much.”

“Sorry, we just rented the last apartment.”

“No disability; we only rent to working people.”

“You have to speak English.”

“You’ll have to end your maternity leave and return to work before we can process your loan application.”

“A boy and a girl can’t share a bedroom.”

“We must have lost your application.”

“You might feel more comfortable in another neighborhood.”

“Your assistance animal can’t be that breed.”

“Married people only.”

“You can’t put a ramp in here.”

“You don’t look like a woman.”

“We only rent to U.S. citizens.”

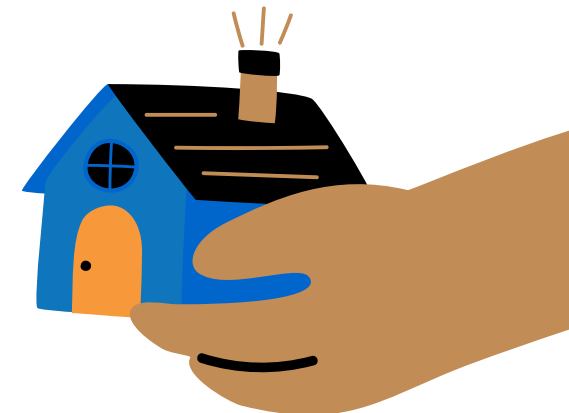
“No previous felonies, arrest records, or misdemeanors.”



**The Fair Housing Center of Southeast & Mid Michigan**

[www.fhcmichigan.org](http://www.fhcmichigan.org)  
1-877-979-FAIR

# Fair Housing: Know Your Rights



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## Protected Classes:

### FEDERAL

- Race
- Color
- Religion
- National Origin
- Familial Status (minors in the household)
- Sex (including sexual harassment, sexual orientation, gender identity or expression)
- Disability

### MICHIGAN

- Age
- Marital Status
- Sexual Orientation
- Gender Identity or Expression

The Federal Fair Housing Act prohibits discrimination in housing based on the federally protected classes.

In Michigan, housing discrimination is prohibited by the Elliott-Larsen Civil Rights Act and the Persons with Disabilities Civil Rights Act.

Local city ordinances may provide additional protections - visit our website for more information.



## What Housing is Covered?

The Fair Housing Act covers most housing, including single-family homes, apartments, townhouses, and condominiums. It also covers privately owned and subsidized housing.

## What is Prohibited?

No one may take any of the following actions based on race, color, religion, national origin, sex, familial status, or disability in the sale and rental of housing:

- refuse to rent or sell housing
- refuse to negotiate for housing
- make housing unavailable
- deny a dwelling
- set different terms, conditions, or privileges for sale or rental of a dwelling
- provide different housing services or facilities
- falsely deny that housing is available for inspection, sale, or rental
- for profit, persuade owners to sell or rent (blockbusting)
- deny anyone access to or membership in a facility or service (such as a MLS) related to the sale or rental of housing

## In Mortgage Lending:

- refuse to make a mortgage loan
- refuse to provide information regarding loans
- impose different terms or conditions on a loan, such as different interest rates, points, or fees
- discriminate in appraising property
- refuse to purchase a loan or set different terms or conditions for purchasing a loan

## It is Illegal for Anyone to:

- threaten, coerce, intimidate, or interfere with anyone exercising a fair housing right or assisting others who exercise that right
- advertise or make any statement that indicates a limitation or preference based on race, color, religion, national origin, sex, familial status, or disability

## Basic Design and Construction Requirements

In addition to protected classes, the Fair Housing Act requires all multi-family housing built for first occupancy after March 13, 1991, to adhere to seven design requirements to ensure basic wheelchair accessibility for ground floor units. Visit our fair housing law webpage for details.