



POLICY

Property owners and managers are subject to the federal Fair Housing Act, which prohibits "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." Property owners and managers in Philadelphia are also subject to state and local fair housing laws which, in addition to the foregoing protected classes, prohibit discrimination against applicants and tenants because of their: sexual orientation; gender identity; ancestry; marital status; age; source of income; domestic or sexual violence victim status; or the use of a guide or support animal because of the blindness, deafness, or physical handicap of the user or because the user is a handler or trainer of support of guide animals.

Rent.com supports Equal Housing Opportunity and we encourage users of the Website to follow appropriate guidelines to comply with the federal Fair Housing Act as well as any applicable state and local regulations. All renters are hereby informed that all property rental offers are available on an equal opportunity basis.

RENTER'S RIGHTS

As someone seeking to rent an apartment, home or condo, 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, sexual orientation, gender identity, ancestry, marital status, age, source of income, domestic or sexual violence victim status, or the use of a guide or support animal because of the blindness, deafness, or physical handicap of the user or because the user is a handler or trainer of support of guide animals. 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 pricing or financing 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.

THE LAW

Civil Rights Act of 1964:

The Civil Rights Act of 1964 prohibits all racial discrimination in the sale or rental of property.

The Fair Housing Act:

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.

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Americans with Disabilities Act:

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:

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.

State and Local Laws:

State and local laws often provide broader coverage and prohibit discrimination based on additional classes not covered by federal law. In Pennsylvania, among other laws, the Pennsylvania Human Relations Act prohibits discrimination in housing. In Philadelphia, the City's Fair Housing Ordinance also prohibits discrimination in housing and expands the classes of persons covered by this protection.

Complaints can also be made to the Pennsylvania Human Relations Commission or the Philadelphia Fair Housing Commission.

IF YOU SUSPECT DISCRIMINATION

Rent.com does not tolerate discriminatory advertisements. However, some content on this site is created by third parties and/or contains hyperlinks to websites operated by parties other than Rent.com. To help ensure that any potentially discriminatory content is removed from Rent.com, please contact support@rent.com to notify us if you suspect discrimination in any of this content. You can also contact the U.S. Department of Housing and Urban Development.

Contact information is available at:

https://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp

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