

## 10 Most Common Illegal Discriminatory Treatment of Prospective Residents by Jeffrey Taylor

1. Inquire verbally or in writing about the applicant's protected class status. This includes a person's race, what country they are from, religious affiliation, sexual orientation, marital status, disability or age.
2. Run credit checks or verify applications on only some potential tenants and not on others, for instance, only single mothers or certain races.
3. Show apartments in a very non-enthusiastic way to home seekers of a particular group in order to discourage them from desiring to rent.
4. Quote a higher security deposit to a person of one group than to a person of another group.
5. Apply different eligibility or income standards for different applicants based on their belonging to a certain group.
6. Ask if there is a man around to do yard work and/or make repairs. It is permissible to indicate a preference for someone who is willing to see that yard work or repairs are made, however, this may not be used as a pretext to prevent women, the elderly or persons with disabilities from applying.
7. Indicate that an apartment has already been rented when it has not.
8. Give different information regarding vacancy dates, availability, move-in costs, waiting list or any other part of the application process based on the home seeker's protected class.
9. In a larger building, arranging or encouraging members of the same group to occupy only a portion of the building, for example, having a designated floor or section for families with children.
10. If you own several single family rentals, encouraging or steering members of a particular group to apply for your rental in a select part of town.

*Hope to see you at the big AOA Trade Show at the Los Angeles Convention Center on Tuesday, October 18<sup>th</sup>. Don't miss my seminar titled "How to Eliminate All Tenant Headaches". A **FREE \$100 BONUS PACKAGE** will be given to the first 300 attendees! See back cover of this issue for seminar time and location.*