

Discrimination

Federal and State Laws Prohibit Discrimination Based on:

- Race
- Gender
- Religion
- Age
- National Origin
- Sexual Orientation
- Color
- Familial Status
(including pregnant women)
- Marital Status
- Ancestry
- Perceived Physical or Mental Impairment (including HIV and AIDS)
- Other Arbitrary Bases

Fair Housing is Your Right

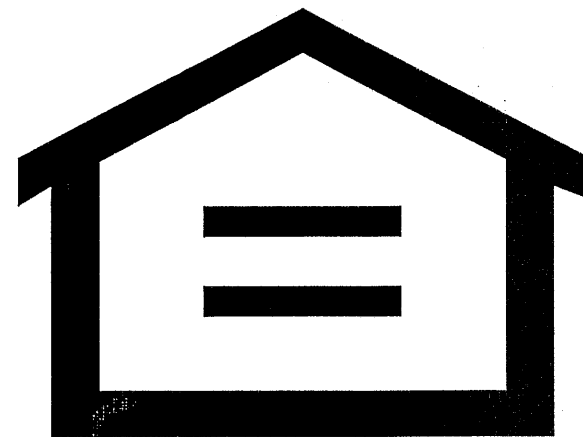
Housing discrimination strikes at the heart of the American dream that everyone can freely choose a place to live without regard to your race, color, age, handicap, religion, sexual orientation, marital status, familial status, national origin or sex.

Where we live affects how others view us and how we view ourselves. In our society housing is connected to many critical aspects of life. It contributes to our feeling of success or failure. Where we live determines many things: what kind of education our children will have; what kinds of professional and social associations we will have in our community; what kinds of physical danger we will be exposed to; what kinds of values and expectations will be opened to us; and what kinds of job opportunities will be nearby.

Examples of Housing Discrimination

- Denial of, or lying about the availability of housing, home loans or home insurance.
- Illegal steering — Wouldn't you be more comfortable in another neighborhood?
- Constructing inaccessible buildings.
- This is an adult complex, no children allowed or no children on the second floor.

San Joaquin Fair Housing Association, Inc.



Monday - Friday
9 a.m. To Noon & 1 p.m. To 4 p.m.
Closed Holidays

San Joaquin Fair Housing

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San Joaquin Fair Housing

Our office works with the rental and/or sale of housing within San Joaquin County. We are here to assist in creating a healthy coexistence between responsible tenants and landlords. We want all housing in San Joaquin County to meet the Uniform Housing Codes.

Our office works to eliminate housing discrimination so that all individuals have the right to live in the home of their choice.

We provide numerous services including:

Information on tenant and landlord rights and responsibilities.

Mediation

We provide mediation as an alternative to resolve housing issues for tenants, property management, and owners. This service is free of charge and is provided in an attempt to avoid the costly court system.

Seminars

Seminars are provided as an educational outreach to the private and public sectors of the community. Our office strives to deter all forms of discrimination practices within the housing industry to affirmatively further fair housing. We also provide information on tenant and landlord rights and responsibilities within San Joaquin County.

The Tenant's Responsibilities are:

- To keep the unit clean and sanitary.
- To take out the trash and dispose of it properly inside containers which the landlord must provide.
- To use the electrical, gas and plumbing fixtures/appliances correctly and keep them clean. (This includes proper disposal of grease, tampons, diapers, etc.)
- Not to destroy, deface, or damage the rental unit and to prevent others, including guests, from doing so.
- To make use of the unit only for the purposes for which they were designed or intended (For example, the kitchen is for cooking and eating, not designed for engine repairs.)
- To replace smoke detector batteries when needed and notify the owner of any defect or malfunction immediately.

Always read the rental contract carefully before signing.

A tenant should always carefully check out a unit, especially any appliances, **BEFORE** paying any money to a new landlord. All repairs should be made before any money changes hands. The landlord and the tenant should each make a list of existing defects shortly after the tenant moves in, and they should exchange these lists with each other within one week.

No repairs or alterations should be done without written consent from the owner.

The Landlord's Responsibilities Are:

- Roof and walls must not leak
- Doors and windows are not broken
- Plumbing and gas facilities are maintained and in order.
- Sufficient hot and cold water.
- Sewer or approved septic systems must work properly.
- Heater works properly and safely.
- Lighting and wiring works properly and safely.
- Floors, stairways, and railings are maintained and safe.
- Sufficient trash cans/bins with covers provided for trash.
- Unit is clean, sanitary and free of trash, debris, rodents, and vermin when the tenant moves in.
- A working smoke alarm.
- Provide a working phone jack.
- A working toilet, wash basin, and bathtub or shower.
- A kitchen with a sink.
- Natural lighting in every room through windows or skylights that are able to open for ventilation unless a fan provides ventilation.
- Main entry doors must have operable deadbolt locks, and windows must have operable locking or security devices.

If repairs are promised, they should be put in **writing** and both the tenant and landlord should keep a copy.