

Lenson Realty

FAIR HOUSING & LEASING COMPLIANCE POLICY

IMPORTANT NOTICE TO ALL AGENTS

Lenson Realty is committed to full compliance with all federal, state, and local fair housing laws. This policy applies to ALL leasing, sales, advertising, and communications.

Failure to comply may result in disciplinary action, termination, and/or reporting to regulatory authorities.

LEGAL COMPLIANCE REQUIREMENT

All agents MUST comply with:

- Federal Fair Housing Act (42 U.S.C. § 3601 et seq.)
- Florida Fair Housing Act (§ 760.20–760.37, Fla. Stat.)
- ALL local county and municipal ordinances (including Broward, Miami-Dade, Palm Beach, etc.)

Where local laws are stricter, YOU MUST follow the stricter rule.

ZERO TOLERANCE FOR DISCRIMINATION

Discrimination is strictly prohibited based on:

- Race
- Color
- Religion
- Sex (including gender identity & sexual orientation)
- National origin
- Disability
- Familial status
- Lawful source of income (including Section 8 / vouchers where applicable)

SECTION 8 / SOURCE OF INCOME RULES

YOU MAY NOT:

- Say “No Section 8”
- Say “Owner does not accept vouchers”
- Refuse to show or negotiate based on vouchers
- Advertise ANY restriction related to source of income

OWNER INSTRUCTIONS

If an owner tells you:

“I don’t accept Section 8”

YOU MUST:

1. Inform them this may violate fair housing law
2. DO NOT communicate that restriction
3. Notify the broker immediately

You cannot follow illegal instructions

WHAT YOU CAN SAY (USE THIS SCRIPT)

"All applicants are evaluated based on the same criteria. The property must meet program requirements and owner participation requirements, but we do not discriminate based on lawful source of income or any protected class."

ADVERTISING RULES

DO NOT include:

- “No Section 8”
- “No vouchers”
- Any language limiting protected classes

TRAINING REQUIREMENT

Agents must:

- Complete periodic fair housing training as required by the brokerage
- Stay informed on local laws
- Acknowledge this policy

BROKER OVERSIGHT

The broker may:

- Review your communications and listings
- Require corrections
- Remove non-compliant listings

VIOLATIONS

Violations may result in:

- Discipline or termination
- Reporting to FREC (§ 475.25, Fla. Stat.)

BOTTOM LINE

✓ Treat ALL applicants equally ✓ Follow ALL laws (especially local ordinances) ✓ When unsure
— ASK BEFORE YOU ACT