

NYS HOUSING AND ANTI-DISCRIMINATION NOTICE

Federal, State and Local Fair Housing and Anti-discrimination Laws protect individuals from housing discrimination. It is unlawful to discriminate based on certain protected characteristics, which include, but are not limited to: race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status.

THE FOLLOWING ARE SOME EXAMPLES OF POTENTIAL FAIR HOUSING VIOLATIONS:

- Refusing to rent, sell or show a property based on a potential tenant or purchaser's protected characteristic.
- Quoting a higher price to a purchaser or renter because of the potential purchaser or tenant's protected characteristic.
- Refusing to rent to a tenant who has children or increasing a security deposit based on the number of children who will be living in the apartment.
- Steering prospective tenants or purchasers to certain neighborhoods based on any protected characteristics.
- Refusing to rent to a potential tenant because of their source of income, including but not limited to, Section 8 vouchers or other government subsidies.
- Refusing to waive a "no pet" policy for tenants that require a service, assistance or emotional support animal.
- Discriminating at the direction of a seller or landlord or because it is the preference of a seller or landlord.
- Refusing to rent to a renter who is a victim of domestic violence.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

- New York State, Department of State: (518) 474-4429
- New York State, Division of Human Rights: (844) 862-8703

ALBANY OFFICE: One Commerce Plaza, 99 Washington Avenue, P.O. Box 22001, Albany, NY 12201-2001
• Customer Service: (518) 474-4429 • Website: www.dos.ny.gov • E-Mail: licensing@dos.ny.gov

REGIONAL OFFICES:

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*This sign must be prominently posted in all real estate broker offices
and at all public open houses.*



H&G Realty-NY Inc.

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www.HGRealty.com

"Everything We Touch Turns To Sold!"™

NON-DISCRIMINATION POLICY

H & G Realty NY Inc is committed to equal opportunity in housing.

H & G Realty NY Inc does not discriminate based on race, color, religion, national origin, sex, disability (physical or mental), familial status (having or expecting a child under 18), creed, age (18 and older), sexual orientation, marital status, military status, arrest records, lawful source of income (including housing voucher programs), gender identity or expression, veteran status, and domestic violence victim status. H & G Realty NY Inc's policy of equal housing opportunity pursuant to federal, state, and local fair housing laws.

It is the policy and practice of H & G Realty NY Inc not to engage in or assist the efforts of others to engage in housing discrimination. Consistent with that policy, we remind you that the anti-discrimination laws of the United States, New York State, Nassau, and Suffolk County are quite specific in housing, and in conformance with those laws, you must not engage in any of the following conduct:

1. Refuse to show, rent, negotiate for the rental of, or otherwise make unavailable or deny, apartments to any person because of their race, color, religion, national origin, sex, disability (physical or mental), familial status (having or expecting a child under 18), creed, age (18 and older), sexual orientation, marital status, military status, arrest records, lawful source of income (including housing voucher programs), gender identity or expression, veteran status, and domestic violence victim status, including refusing to communicate with hearing impaired individuals who are using a telephone relay operator or other assistance to communicate by telephone;
2. Discriminate against any person in the terms, conditions, or privileges of rental or in the provision of services or facilities, including offering rent or security deposit discounts, fee waivers, promotions, and other financial incentives to rent an apartment because of a prohibited basis.
3. Make any verbal or written statement or inquiry with respect to the rental of apartments that indicates any preference, limitation or discrimination concerning a prohibited basis, or any statement indicating an intention to make any such preference, limitation, or discrimination.
4. Represent to any person because of a prohibited basis that any apartment is not available for inspection or rental when such apartment is in fact so available.

5. Discriminate against any person in offering individual apartment units or in assigning persons to such units because of a prohibited basis.
6. Enter into an agreement that imposes any restriction upon persons to whom rental housing may be shown or rented because of a prohibited basis.
7. Direct or steer any individual away from or toward a particular building, neighborhood or vacancy because of a prohibited basis, including directing or steering individuals with disabilities who have a service or emotional support animal.
8. Deny requests for reasonable accommodation to rules, policies, practices, or services, unless such requests are not reasonably related to a disability-based need, impose an undue financial and administrative burden, or fundamentally alter the nature of the housing program offered. In such a case, reasonable alternatives must be explored.
9. Coerce, intimidate, threaten, or interfere with any person who is a prospective tenant or current tenant or anyone assisting a prospective tenant or current tenant to exercise or enjoy the rights guaranteed by the federal Fair Housing Act and state and local fair housing laws.

It is important to understand that any action you take because of race, color, religion, national origin, sex, disability (physical or mental), familial status (having or expecting a child under 18), creed, age (18 and older), sexual orientation, marital status, military status, arrest records, lawful source of income (including housing voucher programs), gender identity or expression, veteran status, and domestic violence victim status, that has the effect of making housing unavailable to such persons protected under these laws may constitute a violation of federal, state, and/or local laws.

Providing equal opportunity to all persons is the law.

H & G realty NY Inc is committed to the goal of fair housing.

You should understand that any violation of this non-discrimination policy may lead to disciplinary action, up to and including discharge.