

RENTAL APPLICATION

ADDRESS OF UNIT: _____

Name: _____ Social Security #: _____

Present Address: _____

How long at this address: _____ Rent \$: _____ Reason for moving: _____

Home Phone: _____ Cell: _____ E-mail: _____

Present Landlord (Name and Address): _____

Phone: _____ Company Name: _____

Previous Address: _____

How long at this address: _____ Rent \$: _____ Reason for moving: _____

Home Phone: _____ Cell: _____ E-mail: _____

Previous Landlord (Name and Address): _____

Phone: _____ Company Name: _____

Name and relationship of everyone residing with you, including children:

Occupation: _____ Employer: _____ Phone: _____

Years Worked: _____ Supervisor: _____ Phone: _____

Previous Job: _____ Employer: _____ Phone: _____

Years Worked: _____ Supervisor: _____ Phone: _____

Present Gross Income (Per Month): _____ Other Income: _____

Savings: Bank _____ Account # _____ Phone: _____

Checking: Bank _____ Account # _____ Phone: _____

Have you ever filed for bankruptcy: _____ Have you ever been convicted of a felony: _____

List two (2) personal references not related to you:

Name: _____ Address: _____ Phone: _____

Name: _____ Address: _____ Phone: _____

I attest to the above statement as being true and correct to the best of my knowledge. I authorize Moresi & Associates to verify the above information as it may relate to my tenancy.

Signature: _____ Date: _____

FOR INTERNAL USE ONLY:

Verified: SSN _____ Cur Tenancy _____ Prev. _____ Credit _____ Work _____ BY _____



THE FAIR HOUSING LAW

THE FAIR HOUSING LAW DECLARES THAT IT IS ILLEGAL TO DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGIOUS CREED, NATIONAL ORIGIN, SEX, GENDER IDENTITY, SEXUAL ORIENTATION, AGE, CHILDREN, ANCESTRY, GENETIC INFORMATION, MARITAL STATUS, VETERAN STATUS OR MEMBERSHIP IN THE ARMED SERVICES, PUBLIC ASSISTANCE RECIPIENCY, OR HANDICAP (MENTAL OR PHYSICAL)

It is unlawful practice for Owners, lessees, sublessees, licensed real estate brokers, assignees, managing agents, or unit owners to refuse (on the basis of membership in one or more of the above groups) the:

Right to Buy

Right to Lease

Right to Rent

Right of Ownership

Right of Possession

Under Massachusetts Law, it is illegal to:

Discourage a person from buying or renting a dwelling in a particular area and encourage him or her to buy or rent in another area.

Represent that a dwelling is not available for sale, rent or inspection when the dwelling is in fact so available.

Charge or quote a higher rental or sale price for a dwelling.

State or provide less favorable terms for the rental or a sale of a dwelling.

Publish discriminatory advertising.

Discriminate in the granting or mortgage loans.

Discriminate on the basis of handicap by refusing to make reasonable accommodations in policies and services or refusing to permit reasonable modifications of dwellings.

Discriminate on the basis of rental subsidy recipiency by refusing to rent to subsidy recipients because of subsidy program requirements.

Refuse to rent to families with children under six because of lead paint.

Notice to Real Estate Agents:

State Law provides *limited* exemptions for owners of *certain types* of residential properties. *These exemptions do not apply to real estate agents.*

Complaints:

ALL COMPLAINTS MUST BE FILED IN WRITING. INFORMATION ON THE FILING OF COMPLAINTS CAN BE OBTAINED BY EITHER VISITING OR CONTACTING THE MASSACHUSETTS COMMISSION AGAINST DISCRIMINATION AT THE FOLLOWING LOCATIONS:

One Ashburton Place, Rm. 601
Boston MA 02108
617-994-6000 Voice
617-994-6196 TTY

436 Dwight Street, Rm. 220
Springfield MA 01103
413-739-2145 Voice

www.mass.gov/mcad

Massachusetts General Laws, G.L. c. 151B §7 mandates the posting of this notice.



OFFICE OF ATTORNEY GENERAL MAURA HEALEY COMMONWEALTH OF MASSACHUSETTS

LEAD PAINT DISCRIMINATION: AN ADVISORY FOR TENANTS, LANDLORDS, AND REAL ESTATE PROFESSIONALS

The Massachusetts Attorney General's Office provides this advisory to tenants, landlords, and real estate professionals to remind them of their rights and obligations under the Massachusetts Lead and Anti-Discrimination Laws.

Lead Paint and Discrimination Against Tenants with Children

Property owners are obligated to abate lead paint hazards in any rental unit occupied by a child under age six. The obligation to remove lead hazards extends to all properties, including owner-occupied properties. Importantly, property owners cannot avoid this obligation by rejecting families with children. It is against Massachusetts law for a landlord or a real estate agent to refuse to rent to someone because he/she has (or is expecting) a child or because the property contains lead.

It is also against the law for a real estate agent or a landlord to refuse to show properties to families with children because the properties may contain lead paint.

Similarly, it is illegal to: (1) steer people away from older properties or towards deleaded properties because they have children; or (2) advertise or otherwise make discriminatory statements that indicate that a landlord prefers tenants without children.

Finally, if a landlord takes an adverse action against a tenant, including evicting the tenant or raising the rent, because he/she complains about lead paint or requests an inspection, that retaliatory action is an independent violation of the law.

History of Lead Paint Discrimination Legislation

The Massachusetts housing stock includes many properties built before 1978, when the use of lead paint was banned because of its harmful effects on the health and development of young children. The Legislature has enacted laws to protect families with children from lead poisoning and housing discrimination. In doing so, the Legislature recognized that no family should have to choose between the health of their child and a place to live.

Resources and Assistance

To Make a Complaint:

Report housing-related discrimination to the **Civil Rights Division of the Massachusetts Attorney General's Office** at <https://www.mass.gov/how-to/file-a-consumer-complaint> or 617-963-2917.

You may also file a complaint with the **Massachusetts Commission against Discrimination (MCAD)**. More information is available at <http://www.mass.gov/mcad> or (617) 994-6000.

Additional Information:

For more information about the Massachusetts Lead Law and financial assistance with the abatement process, please contact the **Childhood Lead Poisoning Prevention Program** at <http://www.mass.gov/eohhs/gov/departments/dph/programs/environmental-health/exposure-topics/lead> or (617) 624-5757.



Moresi & Associates Property Management, LLC's

NON-DISCRIMINATION STATEMENT & POLICY

I. Non-Discrimination Statement

Moresi & Associates Property Management, LLC ("MAPM") is committed to a policy of fair housing and will not tolerate unlawful discrimination in the terms, conditions, or privileges of housing or the application for housing. Under Massachusetts (G. L. c. 151B, § 4) and/or federal law (Title VIII of the Civil Rights Act of 1968, the "Fair Housing Act"), it is unlawful to discriminate against any person in the rental or equal enjoyment of housing based on any of the following:

- race
- color
- national origin
- religion
- sex
- gender identity
- sexual orientation
- age
- genetic information
- veteran or active military status
- disability
- marital status
- familial status
- the presence of children
- or receipt of public assistance or housing subsidy

MAPM has a Non-Discrimination Policy, which is available upon request by contacting:

Hannah Klammer
Moresi & Associates Development Company LLC
60 Roberts Drive, Suite 201
North Adams, MA 01247
hklammer@moresiandassociates.com
(413) 663-8677

II. Non-Discrimination Policy

A. General

Employees and affiliates shall abide by all applicable state and federal fair housing laws. No employee or affiliate shall take any of the following actions because (1) of a person's race, color, national origin, religion, sex, gender identity, sexual orientation, age, genetic information, veteran or active military status, disability, marital status, familial status, or receipt of public assistance or housing subsidy; because (2) a person is pregnant or has a child or children who shall occupy the premises; or because (3) the rental of the premises to a person would trigger legal duties under the Massachusetts Lead Law, G. L. c. 111, §§ 189A-199B:

- a. Falsely representing to any person that housing accommodations are unavailable;
- b. Withholding information about available housing accommodations;
- c. Failing or refusing to show available housing accommodations to any person;

- d. Steering or directing any person away from or toward specific housing accommodations;
- e. Failing or refusing to negotiate with any person for the rental or lease of housing accommodations;
- f. Failing or refusing to rent or lease housing accommodations to any person or otherwise denying or withholding housing accommodations;
- g. Stating or imposing different terms or conditions for housing accommodations; and
- h. Making any statements in connection with the sale or rental of housing accommodations that indicate any preference, limitation, or discrimination.

B. Distribution to & Training of Employees, Agents, and/or Affiliates

This Non-Discrimination Statement & Policy shall be given to each employee, agent, and/or affiliate within 10 days of its adoption and biennially thereafter (in January of even-numbered years).

Additionally, this Non-Discrimination Statement & Policy shall be provided to each employee within 10 days of their commencing employment. And, agents, affiliates, and persons for whom MAPM provides property management services shall be provided with a copy of this Non-Discrimination Statement & Policy at the commencement of the business relationship.

This Non-Discrimination Statement & Policy shall be made available upon request to any employee, agent, and/or affiliate.

Employees and agents who are involved with property management shall be given training on discrimination in housing and the fair housing laws after commencing employment and periodically as determined by MAPM. Employees may request additional or supplemental training upon request.

Any retaliation, discrimination, discharge, or other adverse treatment of an individual because the individual has reported or experienced a violation of this policy or reported a suspected violation of this policy is prohibited.

MAPM will promptly investigate possible violations of this policy. If MAPM determines that there has been a violation of this policy, it will take appropriate corrective action, including disciplinary action, up to and including termination of employment.

C. Distribution to the Public, Prospective Tenants, and Tenants

MAPM shall post its Non-Discrimination Statement as well as the Fair Housing Law and Lead Paint notices, attached hereto as Exhibits 1 & 2 respectively, in its offices and on its website.

This Non-Discrimination Statement shall be given to each tenant within 10 days of its adoption.

A copy of this Non-Discrimination Statement shall be provided with all rental applications, lease forms, initial written notices of lease violations, notices to quit, and initial written notices that a lease will not be renewed.

MAPM shall publicize the existence of this Non-Discrimination Policy and information on how to obtain a copy of it conspicuously in its offices, on its website, and in all rental applications, lease forms, initial

written notices of lease violations, notices to quit, and initial written notices that a lease will not be renewed.

This Non-Discrimination Statement & Policy shall be made available upon request to any tenant, prospective tenant, or representative of these individuals.

D. Reasonable Accommodations

Fair housing laws prohibit discrimination on the basis of disability and require housing entities to allow a person with a disability equal use and enjoyment of their dwelling.

A person with a disability is defined as an individual:

- With a physical or mental impairment that substantially limits one or more major life activities,
- Who is regarded as having such an impairment, or
- With a record of such an impairment.

A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service that will allow a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common spaces. Examples include providing large print notices and an emotional support animal. A reasonable modification is a structural change that is made to an existing premises that will allow a person with a disability equal access and full enjoyment of the dwelling. Examples include a grab bar or a visual doorbell.

Requests for reasonable accommodations/modifications should be directed to:

Hannah Klammer
Moresi & Associates Development Company LLC
60 Roberts Drive, Suite 201
North Adams, MA 01247
hklammer@moresiandassociates.com
(413) 663-8677

If the need for the requested accommodation/modification is not already known or obvious, MAPM will ask for confirmation that the individual is a person with a disability and that there is a direct link between their limitations and their request.

MAPM can deny an accommodation/modification when it would result in an undue financial and administrative burden or a fundamental alteration of MAPM's operations or when it would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.

If MAPM finds a request to be unreasonable, MAPM will discuss potential alternative options that would effectively address the person's disability-related needs. If an alternative accommodation is effective and reasonable, MAPM will grant it.

E. Complaints

Any and all suspected discrimination, in any form, by any employee, agent, or affiliate shall be reported immediately to David Moresi, (413) 663-8677, madevelopment@aol.com.

MAPM is committed to the timely investigation of complaints of discriminatory conduct as well as swift, appropriate remedial action.

Any prospective tenant, current tenant, agent, or employee who believes that this policy has been violated may also contact any of the following:

Massachusetts Fair Housing Center
57 Suffolk Street, Holyoke, MA 01040
(413) 539-9796; (800) 675-7309

Massachusetts Attorney General's Office, Civil Rights Division
<https://www.mass.gov/how-to/file-a-civil-rights-complaint>
(617) 727-2200

Massachusetts Commission Against Discrimination
436 Dwight Street, Second Floor, Room 220, Springfield, MA 01103
(413) 739-2145

U.S. Department of Housing and Urban Development
10 Causeway Street, Room 321, Boston, Massachusetts 02222
(617) 994-8300; (800) 827-5005; TTY (617) 565-5453