

KEY:  REFLECTIVE OF FAIR HOUSING BEST PRACTICES

 MAY CONTRADICT FAIR HOUSING GUIDANCE & BEST PRACTICES

REASONABLE ACCOMMODATION PHONE OR EMAIL TESTS

TESTERS CONTACTED AGENTS TO INQUIRE ABOUT POLICIES WITH REGARDS TO EMOTIONAL SUPPORT OR ASSISTANCE ANIMALS.

Property Address Tested

Agent Tested: Agent Name

Tester 1 Profile: Tester with a Service Animal

Testing Dates:

Test Results & Analysis:

Tester contacted the Agent to confirm availability and leasing information. Tester asked for a service animal and stated that they have a seeing-eye dog. Agent responded that there would be a \$250 pet deposit and a \$25 month fee for the animal. Tester asked if these fees would apply to their service animal and agent responded affirmatively.



HUD Guidance states that service and assistance animals are not pets and additional pet fees or deposits should not be applied to the animal.

Property Address Tested

Agent Tested: Agent Name

Tester 1 Profile: Tester with a Service Animal

Testing Dates:

Test Results & Analysis:

Tester contacted the Agent to confirm availability and leasing information. Tester asked if a service animal would be allowed and what the application process would be like. Agent stated that there would be no additional information required for the animal and that fees would not be charged.



Agent provided Equitable Professional Service.

SOURCE OF INCOME TESTS

TESTERS CONTACTED AGENTS TO INQUIRE ABOUT POLICIES WITH REGARDS TO HOUSING CHOICE VOUCHERS.

Property Address

Agent Tested: Agent Name

Tester 1 Profile: Tester with a Housing Choice Voucher

Testing Dates:

Test Results & Analysis:

Tester contacted the Agent and confirmed availability and pricing. Tester inquired if Housing Choice Vouchers were accepted by the landlord and Agent replied affirmatively. Tester inquired about minimum income requirements and Agent responded that it would be based on the applicant's portion of the rent. Agent also stated that there would not be a minimum income requirement if a voucher covered the entire rent.



Agent provided Equitable Professional Service.

Address (Washington, DC)

Agent Tested: Agent Name

Tester 1 Profile: Tester with a Housing Choice Voucher

Testing Dates:

Test Results & Analysis:

Tester contacted the Agent and confirmed availability and pricing. Tester inquired if Housing Choice Vouchers were accepted by the landlord and Agent responded they "could if we had to," but didn't think the timeline would match up. The Tester inquired about minimum income requirements and Agent responded that it would be at least \$85,000 or "40 times the rent" for everyone and that good rental and credit history was necessary.



While Agent indicated a voucher would be accepted if they "had to," this language discourages voucher holders from applying for an apartment because of their legal source of income. In Washington, D.C., providers may no longer inquire about or use minimum income requirements for a voucher holder. Credit history from before an applicant received their voucher should no longer be considered as well.