

**FAIR HOUSING POLICY
OR
NONDISCRIMINATION POLICY FOR SOUTH DAKOTA**

Fair Housing for all is the policy of the owner/manager of this residential rental facility, and it is the law. The owner/manager and their employees and agents are forbidden from discriminating against anyone in any aspect of renting housing because of race, color, religion, national origin, gender (sex), familial status (children under age 18 in the household), ancestry, creed and disability (handicap) or need for reasonable accommodation or modification. Among other things, tenants and applicants for tenancy may not be evicted, denied housing or treated differently than others based on any of these criteria. The owner/manager will consider all applications for rental housing and provide all services equally without regard to any of these criteria. Further, the owner/manager will not make or publish discriminatory statements or advertisements.

Harassment because of race, color, religion, national origin, gender (sex), familial status (children under age 18 in the household), ancestry, creed and disability (handicap) or need for reasonable accommodation or modification or exercise of protected fair housing rights is forbidden by this policy and by the law. Tenants and their guests have the right not to be discriminated against or harassed by management or other tenants or guests. Any complaints of harassment or discrimination will be investigated by management and violations treated as lease violations which may result in eviction.

A tenant or applicant for tenancy is entitled to a reasonable accommodation in any rule, practice, policy or service of the owner/manager of this residential rental facility when the reasonable accommodation is needed because of the disability of the applicant, tenant or any person associated with the tenant, such as a guest. Tenants or applicants may make oral or written requests for reasonable accommodations. If an accommodation is needed because of a disability and is reasonable, it must be granted. An accommodation is reasonable when it does not create an undue financial or administrative burden and does not fundamentally change the housing program. When a tenant receives a reasonable accommodation, the regular rules, practices, policies and services are still followed for tenants who do not need the accommodation for disability. Under some circumstances, a tenant or prospective tenant with a disability may also make reasonable modifications of existing premises if they may be necessary to afford the person with the disability full enjoyment of the premises of the dwelling.

A disability is a physical or mental impairment which substantially limits one or more major life activities. Most serious medically-treated conditions are considered to be disabilities. The tenant, prospective tenant or applicant may be asked for information about the disability that is directly relevant to providing an accommodation or permitting a modification. Information about a disability will be kept confidential.

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