WHAT IF

- You were not given an application or other necessary information when you attempted to apply for a loan?
- The lender did not discuss with you all of your available financing options regarding the loan?
- Your application was not processed in a timely manner?
- Your application was delayed for unnecessary information?
- The terms of the loan changed without a discussion or explanation?

It is unlawful to discriminate by failing or refusing to make a loan, refusing to provide information regarding availability of loans and financial assistance and providing inaccurate or different information regarding application criteria and procedures.

These may be incidents of illegal housing discrimination and are prohibited under the DC Human Rights Act and the Fair Housing Act.

If you think your rights have been violated contact the Office of Human Rights @ (202) 727-4559.

If you think that you may have been discriminated against when you applied for a mortgage loan please contact:

THE OFFICE of HUMAN RIGHTS
(202) 727-4559 or at www.ohr.dc.gov

or

THE U.S. DEPARTMENT of HOUSING & URBAN DEVELOPMENT
1-800-424-8590

If you feel that you may have received a predatory loan as a result of deceptive practices please contact:

The D.C. Department of Banking & Financial Institutions
(202) 727-1563

The Federal Reserve Bank
(202) 452-3693

Regulates banking institutions to ensure the safety and soundness of the nation's financial and banking system and protect the credit rights of consumers.

The Federal Trade Commission
1-877-FTC-HELP (382-4357)

The FTC enforces federal consumer protection laws that prevent fraud, deception, and unfair business practices.

Notice of Non-Discrimination

In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code Section §§2-1401.01 *et seq.*,(Act) the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, victim of an intrafamily offense, or place of residence or business. Sexual harassment is a form of sex discrimination which is prohibited by the Act. In addition, harassment based on any of the above protected categories is prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.

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Protect the Dream of Home Ownership

Ensuring Fair Lending in the District

Preventing Discriminatory and Predatory Lending

The D.C. Office of Human Rights
441 4th Street N.W., Suite 570N
Washington, D.C.
(202) 727-4559

Adrian M. Fenty, Mayor

WHAT IS FAIR LENDING?

The Federal Fair Housing Act and the D.C. Human Rights Act prohibits housing discrimination in the District of Columbia.

The Fair Housing Act (42 U.S.C. 3601 et seq., Title VIII of the Civil Rights Act of 1968 with the Fair Housing Amendment Act of 1988) The law prohibits discrimination in the sale, rental, or financing of housing on the bases of race, color, national origin, religion, sex, disability and familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18).

The DC Human Rights Act of 1977, as amended, is the local equivalent to the federal fair housing laws, and also includes additional protected classes including: race, color, religion, national origin, sex, age, disability, marital status, personal appearance, sexual orientation, family responsibilities, familial status, political affiliation, matriculation, source of income, place of residence or business, gender identity or expression and victim of an intra-family offense.

WHAT IS PREDATORY LENDING?

Predatory lending is an abusive lending practice which occurs mostly in the mortgage and consumer credit markets where consumers incur high cost loans as a result of deceptive practices. This usually involves practices that take equity away from a homeowners property.

Whether you are getting a home equity loan, buying a house, refinancing your home or making home improvements, predatory lenders are ready to take your money and may end up taking your home. Predatory lending practices provide large payoffs for the lender and a never-ending treadmill of debt for the borrower.

WHO DO PREDATORY LENDERS TARGET?

Predatory lenders target homeowners who have equity in their homes and may also have credit problems or need cash.

Predatory lenders advertise their services to people in financial need, people who may have fallen behind paying their bills or need money for medical bills, cars or costly home repairs.

Predatory lenders often target the elderly, low wage earners and minority homeowners.

Contact a local housing counseling agency for assistance regarding the home buying process.

WHAT ARE THE SIGNS OF A PREDATORY LENDER?

There are several "warning signs" of a predatory lender. Knowing those signs will help you avoid becoming a victim.

1. Do not sign a document if you are told to falsify information for the purpose of obtaining a loan.
2. The lender suggests that you should apply for a loan that is more than you need or more than you can afford.
3. The lender asks you to sign incomplete or blank forms.
4. The lender tells you that you can't have copies of documents that you signed.
5. Beware of "Bait and Switch" tactics-where a lender initially offers one set of terms, but then pressures the borrower into signing a contract with more expensive terms and hidden fees.
6. Beware of mail and television ads that claim "No job? No credit? No problem! You can still qualify for a loan based on your home equity." Remember, if it sounds too good to be true…it probably is.
7. Predatory lenders strip equity from homes and lend without considering the borrower's ability to repay the loan, sometimes resulting in foreclosures.
8. Predatory lenders may mail you an offer to consolidate your bills.