

EXHIBIT B

Equal Housing Opportunity Policy

As part of our continuing effort to ensure compliance with federal, state, and local anti-discrimination laws, we would like to take this opportunity to remind all employees, agents, and independent contractors, of Regency of Boro Park of our policies regarding housing discrimination.

Equal housing opportunity is the policy of Regency of Boro Park. This means that it is our policy and practice not to engage in or assist 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, and New York City are quite specific in the area of housing. In conformance with those laws, you must not engage in any of the following conduct based on race, color, national origin, religion/creed, sex, disability, marital status, sexual orientation, source of income, gender identity, citizenship or alienage status, lawful occupation, domestic partnership status, or military status.

1. Refuse to show, rent, negotiate for the rental of, or otherwise withhold or make unavailable or deny housing;
2. Discriminate against any person in the terms, conditions, or privileges of housing or in the provision of services or facilities;
3. Make any verbal or written statement or inquiry with respect to housing 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 that housing is not available for inspection or rental when it is in fact so available;
5. Deny requests for reasonable accommodation to rules, policies, practices, or services, or requests for reasonable physical modifications to the premises unless such requests are not reasonably related to a disability-based need, impose an undue financial or administrative burden, or fundamentally alter the nature of the services provided. In such a case, reasonable alternatives must be explored.

6. Coerce, intimidate, threaten or interfere with any person who is a prospective resident or current resident or anyone assisting a prospective resident or current resident to exercise or enjoy the rights guaranteed by the federal Fair Housing Act and state and local fair housing laws.

Providing equal opportunity in housing to all persons is the law. **You should understand that any violation of this non-discrimination policy will lead to disciplinary action, up to and including discharge, and may result in civil liability in accordance with the law.**

Acknowledgement of Receipt of Policy and Agreement to Follow

I acknowledge that I have received, read, and understand Regency of Boro Park's Equal Housing Opportunity Policy. I agree to comply with the terms of the policy and with all federal, state, and local housing discrimination laws.

DATE

EMPLOYEE NAME (PRINT)

EMPLOYEE SIGNATURE

EMPLOYEE JOB TITLE

WORK ADDRESS
