



# Newsletter

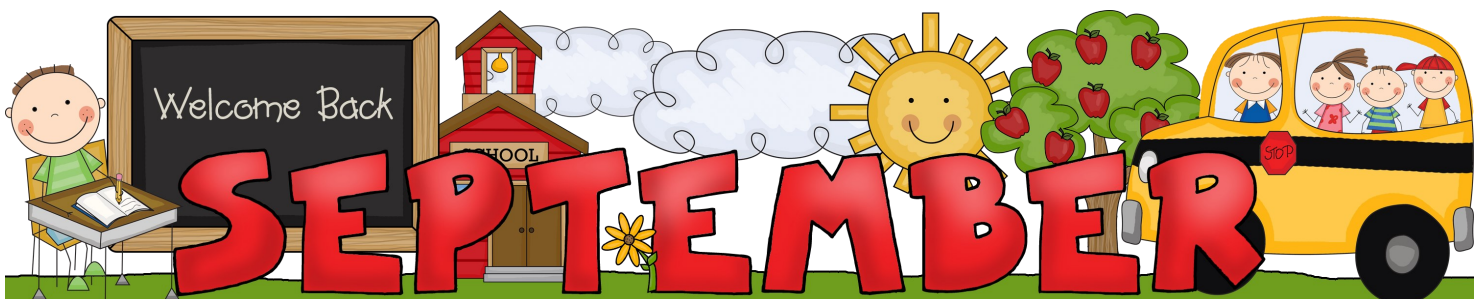
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Phone: 701-226-9237  
Website: [www.bismarckmandanapartments.com](http://www.bismarckmandanapartments.com)



Hello Members,

I hope you all have had a great summer. It really seemed very short to me. The Board of Directors have been planning the Annual Lunch and Learn. This year we are having it in October due to the State Convention being changed to September. Please remember to let me know if you will be attending the Lunch and Learn so we can plan for food and drink count. I will need that reservation by October 16th. Just email me at [bismanap-tassc@gmail.com](mailto:bismanap-tassc@gmail.com). This year we are including a maintenance track so make sure you get your maintenance team signed up as well as the office team.

September 18 & 19 is the NDAA State Convention in Fargo. Page 2 of the newsletter includes more information and how to register. Early bird registration will be ending soon.





# It's time to register!

**ND Apartment Association 41st Annual State Convention and Trade Show**

**Wednesday and Thursday**

**September 18th**

**September 19th**

**Hosted By: The Greater Red River Apartment Association  
The Grove Convention Center  
Double Tree by Hilton  
825 E Beaton Dr.  
West Fargo**

**By August 1st, 2024**

**After August 1st, 2024**

<b>Full Registration: - Member Only:</b>	<b>\$195</b>	<b>\$215</b>
<b>Full Registration: - Non - Member:</b>	<b>\$215</b>	<b>\$235</b>
<b>5 or More from the Same Company:</b>	<b>\$175</b>	<b>\$195</b>
<b>Maintenance Track Only:</b>	<b>\$95</b>	<b>\$115</b>

**Visit our website to register: [www.grraa.com](http://www.grraa.com)**

**\*\* Ticket confirmation will be sent by email once paid and fully registered \*\***

**A block of rooms have been reserved at the Double Tree under GRRAA**

**Call 701. 551. 0120 to book**

**Sponsorship and Trade Show:**

**If your company is interested in sponsoring the event or having a trade show booth, please contact [info@grraa.com](mailto:info@grraa.com) for sign up forms**

**Are You Ready to Challenge Yourself More in 2024?!?**



**NORTH DAKOTA APARTMENT ASSOCIATION**

**For Further Information,  
to Reserve a Booth, or Questions, Contact:  
[info@grraa.com](mailto:info@grraa.com) or visit our social media pages**



# SAVE THE DATE!



## ANNUAL LUNCH & LEARN

### TUESDAY OCTOBER 22, 2024

### 11:00 AM-2:00 PM



FREE TO MEMBERS

Lunch & Beverages will be served.

RSVP WITH RHONDA at [bismanaptassc@gmail.com](mailto:bismanaptassc@gmail.com)

by October 16, 2024

BACK TO THE BASIC'S

Maintenance Sessions & Management/Leasing Sessions

#### Presenters

B's Plumbing

ND Housing Stability

Northern Plains HVAC

Security Camera Expert

Lock Expert

Jeremy Petron-Trivia

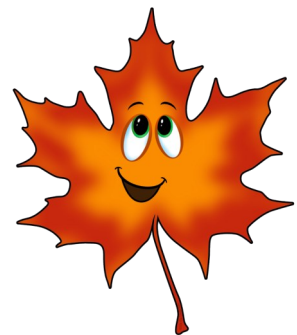


#### Where:

**Arrow Service Team**

**2925 E. Broadway**

**Bismarck ND 58501**



# RENTAL RESEARCH SERVICES:

PROTECTING YOUR PROPERTIES AND THE PEOPLE THAT LIVE IN THEM

Resident application fraud is an escalating issue for multi-family managers. Today, your community is at an increased and growing risk of both the losses and the liabilities that can result from allowing unqualified residents to move in, including those who have done so using falsified or fraudulent applications.

*Let Rental Research Services help you.*

## WHY CHOOSE RENTAL RESEARCH?:

- **We are the most experienced industry screening experts.** With over 50 years of experience in the industry, Rental Research Services specializes in thorough resident screening. Our advanced technology and experienced team ensure every applicant is meticulously vetted.
- **We perform extensive background checks.** This includes criminal history searches going all the way to the county level, credit reports which include an easy-to-read-and-interpret tradeline history, and an expansive address history - providing a 360-degree view of each applicant.
- **We help you identify issues at the site level.** We can train your leasing team to better identify and address potential fraud in applications.
- **We provide the information you need.** Our reporting is comprehensive and easy to understand, allowing you to make a sound rental decision quickly.
- **We are here to help you.** Speak to a real person every day, Monday through Friday, during our normal business hours.

## Improve resident safety. Minimize financial liability.

And attract and retain qualified residents who value the investment you make to ensure that everyone who lives in their community has been screened by professionals.



**RENTAL RESEARCH**  
SERVICES

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rentalresearch.com | sales@rentalresearch.com

Contact Rental Research today to learn more about how we can help you safeguard your community.



# Tuesday Virtual Trainings with Money Follows the Person

## *September 2024*

September 17th 1:30-2:30 pm CST

### "Fair Housing"

by Department of Labor






September 24th 1:30-2:30 pm CST

### "Violence Against Women Act (VAWA)"

by Domestic Violence & Rape Crisis Center, Dickinson, ND



## Presented by Money Follows the Person Housing Program

- Registrants from previous trainings will be carried over for the upcoming training sessions.
- If you have not registered but wish to do so, you can contact Stacey via email: [stacey.folstadmagand@minotstateu.edu](mailto:stacey.folstadmagand@minotstateu.edu)
- Each registrant will receive the Zoom link the day prior to each training.
- Registrants can pick & choose the sessions to attend that interest them.
- Our trainings do **NOT** offer CEU's. However, a **Certificate of Participation**    can be requested by emailing Stacey at the email address listed above.

*Stacey Folstad-Magandy*

Administrative Assistant

ND Center for Persons with Disabilities

701-858-3579 / 1-800-233-1737

[stacey.folstadmagand@minotstateu.edu](mailto:stacey.folstadmagand@minotstateu.edu)

# WHY WORK WITH BRETT?

"I just wanted to say, THANK YOU, for all your hard work, dedication, and efficiency. It has been my pleasure working with you. Your knowledge and expertise gave me confidence that I had found the best commercial realtor for the selling of the three apartment buildings in Bismarck, ND. The sales and closings of these apartment properties went amazingly smooth, with my living in Virginia, and the properties being in North Dakota. I appreciate all your time and effort."

- Seller Testimonial



## CONTACT ME FOR A SALES REPORT



Stay up-to-date with current market transactions



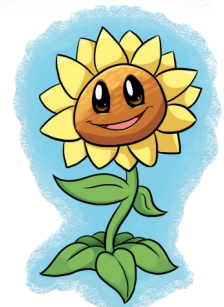
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**701.527.9101**



## BRETT BINA, COMMERCIAL REALTOR®

Advisor  
701-527-9101  
brett@thecragroup.com





# PROTECTIONS AGAINST RELIGIOUS DISCRIMINATION UNDER THE FAIR HOUSING ACT FACTSHEET



## WHAT IS FAIR HOUSING?

The Fair Housing Act prohibits discrimination in the sale, rental, and financing of dwellings and in other housing-related transactions because of race, color, religion, sex (including gender identity and sexual orientation), familial status, national origin, and disability. The Fair Housing Act prohibits housing providers from treating renters or homebuyers differently because of their religion or because they wear religious clothing or engage in religious practices and rituals. "Religion" includes both the practice and non-practice of religion, such as atheism, as well as religions that are outside the mainstream. Discrimination includes refusing to rent or sell, charging more, or offering different terms to someone because of his or her religion. Housing providers are prohibited from making discriminatory statements or publishing discriminatory advertising, as well as from making false statements about availability.

## WHAT ARE PROHIBITED PRACTICES UNDER THE FAIR HOUSING ACT?

In the sale and rental of housing, no one may take any of the following actions based on someone's protected class, including race, color, religion, sex (including sexual orientation and gender identity), disability, familial status, or national origin:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Otherwise deny a dwelling
- Set different terms, conditions, or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental

## WHAT ARE EXAMPLES OF DISCRIMINATION BASED ON RELIGION?

- Harassing tenants because of their religious practices or dress.
- Refusing to rent to women who wear hijabs (religious headscarves) or Sikhs who wear turbans.
- Allowing tenants to put up Christmas lights, but telling others they cannot put up decorations for their non-Christian holiday.
- Telling tenant applicants that they will not like a neighborhood because there is not a mosque, synagogue, or church nearby.
- Prohibiting the use of a community room for religious purposes, while allowing it for secular gatherings, such as parties.
- Giving rental incentives or other preferences only to applicants of certain religions.
- Prioritizing applicants on waiting lists based on religion.
- Setting different rent costs for tenants based on their religion.
- Steering tenants of a particular religion to specific areas of a building.
- Prioritizing repair or maintenance requests based on a tenant's religion.
- Making exceptions to rules or offering amenities only to tenants of certain religions.
- Considering a tenant's religion before pursuing eviction.
- Advertising statements that suggest a particular religious group is preferred.
- Refusing to rent or sell based on someone's religion or religious beliefs.
- Allowing the display of decorations for one religion or religious holiday while refusing other religious displays.
- Failing to investigate or protect a resident from religious harassment.

## COMMONLY ASKED QUESTIONS AND ANSWERS

- **Can I display religious items or symbols in my apartment or rental home?**
  - Tenants can display religious items or symbols in their units if they comply with reasonable safety and sanitation rules. If secular items are allowed, religious items should be permitted as well. Prohibiting the display of religious symbols or allowing only certain symbols can be considered discriminatory. Rules should be applied neutrally and without bias.
- **Can my landlord ask about my religious beliefs on my rental application?**
  - No, a landlord cannot ask about a tenant's religion on a rental application as it can lead to discriminatory practices. Such inquiries are generally considered a violation of the FHA.
- **Am I allowed to use candles or incense in my rental if it is a part of my religious practice?**
  - Yes, tenants can use candles and incense as part of their religious practice. However, landlords have the right to establish rules for tenants, including restrictions on the use of candles and incense, as long as these rules are applied consistently to all tenants and are not discriminatory.
- **Can housing advertisements specify a preferred religion?**
  - No, housing advertisements cannot specify a preferred religion. However, religious organizations or private clubs that provide housing to their members may give preference to persons of the same religion, provided they do not discriminate in their membership based on race, color, national origin, sex, disability, or familial status.
- **Are religious institutions covered by the Fair Housing Act?**
  - Housing owned or operated by religious organizations is generally subject to the Fair Housing Act, with limited exceptions. Housing can be reserved for individuals of the same religion for non-commercial purposes as long as there is no discrimination based on race, color, or national origin.
- **Are there religious exemptions to the the Fair Housing Act?**
  - Yes, there are some specific exemptions. Any religious organizations which has housing strictly reserved for members of religious organizations or private clubs may be exempt. However, discriminatory advertisement are not exempt, even if other exemptions apply.

## HELPFUL TIPS FOR HOUSING PROVIDERS AND LANDLORDS

**Accommodating Religious Practices:** Landlords need to respect the religious practices of their tenants. For example, intentionally scheduling inspections or maintenance on days that are significant for tenants' religious observances, such as Saturdays for Orthodox Jewish families or Sundays for churchgoers, could be considered discriminatory.

**Avoiding Religious Bias in Advertising:** Landlords should be cautious about mentioning religious institutions or affiliations in rental advertisements, as this could suggest a preference for tenants of a particular faith and potentially lead to discrimination claims.

**Keeping the Landlord-Tenant Relationship Professional:** While giving gifts can be a nice gesture, it is also acceptable to maintain a strictly businesslike relationship with tenants without the need for gift-giving.

Questions? 701-203-1077  
info@highplainsfhc.org  
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Landlord Verification	\$10.00
Personal Reference Verification	\$10.00
Income Verification	\$20.00

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**[www.westernverify.com/tenant-screening-pricing/](http://www.westernverify.com/tenant-screening-pricing/)**



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### CAMERON FLECK

General Manager

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Marty Hoskins

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(701) 258-9350

marty.hoskin@carpetgarage.com



### Office Hours

8:00 a.m. - 5:00 p.m.  
Monday - Friday

www.ndhfa.org

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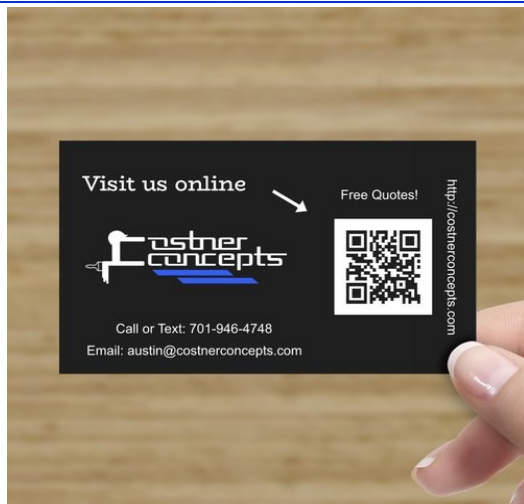
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**Sue Kahler**  
Program Coordinator



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# BISMARCK-MANDAN APARTMENT ASSOCIATION



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