



900 W. Tulsa St.  
Siloam Springs, AR 72761  
Ph: 479.524.4060 Fax: 479.524.9646  
[www.quakertownhomes.net](http://www.quakertownhomes.net)

• Fair  
• Housing  
• Policy

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1. Fair Housing Policy: We are absolutely committed to compliance with fair housing laws. Different communities may have different policies, provided that the policies do not violate fair housing laws. Fair housing laws do not require equal treatment of all persons. Instead, they require that persons may not be discriminated against because of race, color, religion, sex, national origin, handicap, or familial status. Under Federal Fair Housing Laws, rental housing owners may treat people differently and discriminate against them for reasons other than those listed above – such as rental history, credit record, criminal history, income, current drug use, etc. Arkansas fair housing statutes and regulations are identical to federal laws. Local city ordinances may add other protected classes such as age, student status, vocation, sexual preference, etc., which are not protected classes under federal law.

2. Definition of family: Federal statutes and regulations define a “family” as follows: A family consists of one or two adult parents or custodians PLUS a child who must be (1) their natural or adopted child, (2) a child who they have legal custody of or are applying for legal custody of (e.g. guardian/ward or foster parent/child), or (3) a child who is living with the adult(s) by written permission of the child’s parent or custodian. A pregnant woman also is considered a family under the federal fair housing statute. (A married couple without children living with them does constitute a family.)

3. Two persons per bedroom: Each of the following types of applicants must rent at least the number of bedrooms as stated below. A child under 6 months of age at the time of move-in or lease renewal will not be counted in determining the number of persons living in a bedroom. Applicants or guarantors must qualify for the amount of rent as stated below.

- (a) Only one adult: one bedroom. Applicant must qualify for entire monthly rent.
- (b) Only husband and wife: one bedroom. Husband and wife together must qualify for entire monthly rent.
- (c) Family of two: one bedroom. Applicant must qualify for entire monthly rent.
- (d) Family of three: two bedrooms. Applicant must qualify for entire monthly rent.
- (e) Family of four: two bedrooms. Applicant must qualify for entire monthly rent. Husband and wife may qualify together.
- (f) Two roommates (not a family): one bedroom. Each roommate or guarantor must qualify for one-half of monthly rent.
- (g) Three roommates (not a family): two bedrooms. Each roommate or guarantor must qualify for one-half of monthly rent.
- (h) Four roommates (not a family): two bedrooms. Each roommate or guarantor must qualify for one-half of monthly rent.

4. Applications: Each roommate, parent, and adult living in a unit must submit a separate rental application. Husband and wife may submit a joint application. In renting to roommates, all roommates must be 18 or older.

5. Two different families may live in same unit only if: (1) a single parent with a child(ren) lives in the same unit with one other single parent with child(ren), (2) the persons-per-bedroom ratios above are met, and (3) each parent qualifies for at least one-half the monthly rent.

6. Otherwise, non-family members (adults or minors) may live with a family only if: (1) the persons-per-bedroom ratios above are met, and (2) the parent(s) of the children who live in the unit qualify for entire monthly rent.