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Any and all real estate presented herein by Davis & Prescott, Inc. (Davis & Prescott Real Estate), is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise any preference limitation or discrimination based on race, color, religion, sex, age, disability, marital status, presence of children or national origin or an intention to make any such preference limitation or discrimination. Davis & Prescott, Inc. (Davis & Prescott Real Estate), will not knowingly accept any promotion for real estate which is in violation of the law. Our viewers are hereby informed that all dwellings promoted are available on an equal opportunity basis. Efforts have been made to check the material contained on this web site as to accuracy and content, however, no warranty or guarantee is either given or implied by Davis & Prescott, Inc., (Davis & Prescott Real Estate), and we will not assume any responsibility for errors or omissions in compositions, photos, demographics, geographic location, mathematical measurements.

Fair Housing / Fair Lending Policy

It is against the policy of Davis & Prescott, Inc. and Alternative Capital to discriminate on any basis, including a clients home purchases or loan application because of race, national origin, religion, marital status, gender or age.

Doing the Right Thing is the core value of Davis & Prescott, Inc. and Alternative Capital. Any act of discrimination violates Davis & Prescott's policy and Alternative Capital's corporate philosophy of doing business. Our standard on nondiscrimination is absolute; there is zero tolerance for any discriminatory act or behavior. Treating everyone fairly, and making decisions based solely on creditworthiness is Doing the Right Thing, plain and simple. It is our policy and our practice to comply fully with the letter and spirit of fair lending and all other laws regulating our industry.

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SUMMARY

Fair Housing Act (FHA)

Prohibits discrimination in lending based on prohibited factors (race, color, religion, national origin, handicap, familial status, gender, and age). Also prohibits practices such as redlining, making excessively low appraisals, use of subjective or non-review able creating and exploiting a racially exclusive image, expressing intent to discriminate, and discriminating against women.
<http://www.hud.gov/offices/ftheo/FHLaws/index.cfm>

Equal Credit
Opportunity Act
(ECOA)

Prohibits discouraging applications and limits the manner in which lenders can inquire about marital status, spouses, former spouses alimony and child support. Also establishes requirements for lenders such as providing copies of appraisals, providing appropriate disclosures and preserving records from the application transaction.
<http://ftc.gov/bcp/conline/pubs/credit/ecoa.htm>

Fair Credit Reporting
Act (FCRA)

Regulates the activities of reporting agencies and the users of credit information and protects individuals from invasion of privacy and the dissemination of false or inaccurate information. Requires disclosures when adverse action is taken.
<http://ftc.gov/os/statues/fcra.htm>

Home Mortgage
Disclosure Act (HMDA)

Requires lenders to collect certain information about the loans they make so the government can track applications and ensure lenders are taking and approving applications equally for all groups of people.
<http://www.ffiec.gov/hmda/>

Truth in Lending Act

Requires the disclosure of information about the lender, amount financed, and finance charge, payments, security and interest rate. Also establishes that borrowers have a right to rescind most loans secured by their primary residence within three business days of the loan closing.
http://www.federalresreserve.gov/regulations/title12/sec226/12cfr226_01.htm

Real Estate Settlement
Procedures Act
RESPA

Requires lenders to provide advance disclosure information on loan settlement procedures and costs. Also regulates the ways in which referrals between companies can be made and establishes parameters for the amount of money borrowers are required to place in an escrow account established for taxes and insurance.
http://www.hud.gov/offices/hsg/sfh/res/respa_hm.cfm