

Fair Housing Statement

Equal Opportunity in Housing

Effective: May 2026 | Spinnato & Associates Real Estate

Spinnato & Associates Real Estate is fully committed to the principles of the Federal Fair Housing Act, the Illinois Human Rights Act, and all applicable state and local fair housing laws. We provide equal professional service to every client and customer without regard to any protected characteristic.

We do not discriminate in any real estate transaction. Every buyer, seller, tenant, and landlord receives the same standard of professional service.

Federal Protected Classes

Under the Federal Fair Housing Act (42 U.S.C. § 3601 et seq.), discrimination in the sale, rental, or financing of housing is prohibited on the basis of:

- Race
- Color
- Religion
- National origin
- Sex (including gender identity and sexual orientation)
- Familial status
- Disability

Illinois Protected Classes

The Illinois Human Rights Act (775 ILCS 5/) extends additional protections beyond federal law. Discrimination in real estate transactions is prohibited based on:

- Race, color, ancestry, or national origin
- Religion
- Sex, pregnancy, sexual orientation, or gender-related identity
- Age (40 and over)
- Marital status or familial status
- Order of protection status

- Military status or unfavorable military discharge
- Disability
- Arrest record
- Source of income (including Housing Choice Vouchers / Section 8)
- Immigration status

Cook County and Local Protections

In Cook County, the Just Housing Amendment further protects consumers from discrimination based on criminal history in covered transactions. Additional municipal protections may apply depending on the property location.

Our Commitment

As a member of the National Association of REALTORS®, Claudia Spinnato is bound by Article 10 of the REALTOR® Code of Ethics, which prohibits denying equal professional services to any person on the basis of any protected class. This commitment extends to every aspect of our practice, including listing presentations, property showings, marketing, advertising, negotiations, and client representation.

Filing a Complaint

If you believe you have experienced housing discrimination, you may file a complaint with the following agencies:

Agency	Contact
U.S. Department of Housing and Urban Development (HUD)	1-800-669-9777 hud.gov/fairhousing
Illinois Department of Human Rights (IDHR)	1-800-662-3942 dhr.illinois.gov
Cook County Commission on Human Rights	(312) 603-1100 cookcountyil.gov/agency/human-rights

Spinnato & Associates Real Estate

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Illinois Real Estate License: [IL License # — insert before publishing]

This statement is provided for informational purposes and does not constitute legal advice. For specific legal questions, please consult a licensed Illinois attorney.