

If you feel you've been discriminated against, HRC can help.

The Housing Rights Center (HRC) is the nation's largest local, nonprofit organization dedicated to fighting housing discrimination.

Since 1968, HRC has identified and addressed the challenges of housing discrimination without interruption, and continues to expand and diversify its services and programs to meet the need and ever changing issue of fair housing.

The fair housing laws protect you from being discriminated against based on your **race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristics protected by law.**

HRC provides residents within the Los Angeles and Ventura Counties with free (1) housing discrimination investigation, (2) fair housing enforcement, (3) outreach and education, and (4) landlord-tenant counseling.

Contact Us

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TTY: (213) 201-0867

Email HRC:

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Los Angeles Office

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Los Angeles CA 90010
(213) 387-8400

Van Nuys Office

6320 Van Nuys Blvd., Suite 311
Van Nuys, CA 91401

Pasadena Office

1020 N. Fair Oaks Ave.
Pasadena CA 91103
(626) 791-0211

South Los Angeles Office

Contact HRC for office information

Office locations are handicap accessible.

www.housingrightscenter.org



Predatory Lending Practices

Learn about predatory lending schemes and protect yourself and your future.



HOUSING RIGHTS CENTER

WORKING FOR JUSTICE AND EQUALITY IN HOUSING



WHAT IS PREDATORY LENDING?

Predatory lending is the act of manipulating borrowers to accept fraudulent and deceptive loan terms by engaging in high-pressure sales tactics, forging documents, or taking unfair advantage of a borrower's lack of understanding about loan terms.

Predatory lending is unfair, unethical, and illegal.

Predatory lenders often target low and moderate income persons, African Americans, Latinos, women, and the elderly. Predatory lenders and their victims often share the same ethnicity. However, anyone can be misled by a predatory lender.

PREDATORY LENDING IS AGAINST THE LAW

Predatory Lenders May:

- Charge excessive rates and fees to a borrower who may qualify for lower rates.
- Tell you that they are your only chance of getting a loan.
- “Pack” a loan with unnecessary products and services.
- Try to make a loan attractive by having low monthly payments but charge a large balloon payment at the end of the loan period.
- Knowingly loan more money than a borrower can afford to repay.
- Convince homeowners to repeatedly refinance their loans within a short period of time, thereby stripping the home of its equity.
- Use false appraisals to increase the home's actual value.
- Pressure a borrower to accept higher-risk loans.
- Persuade borrowers to lie about income in order to qualify for a loan.

SMART CONSUMER TIPS

1. Shop around. Compare loans from different lenders.
2. Borrow only the amount you need and can afford.
3. Ask about any additional fees and prepayment penalties, if any. Make sure that those fees are reasonable.
4. Avoid any loans with low monthly payments and a “balloon” payment at the end of the loan period.
5. Do not sign any documents containing blank spaces.
6. Read everything carefully. Ask questions if there are terms you do not understand.
7. Obtain copies of all loan documents.
8. Contact HRC for assistance in finding a government agency that can help you make smart decisions.