FAIR HOUSING POLICY

It is the policy of SF Forest Hill Properties Owner IV LP to comply with the New Jersey Law Against Discrimination (LAD), N.J.S.A. § 10:5-1 to 49, and the Fair Chance in Housing Act (FCHA), N.J.S.A. §46:8-52 to 64 as well as all other state and federal laws relating to discrimination in housing.

NEW JERSEY LAW AGAINST DISCRIMINATION ("LAD"):

The LAD prohibits discrimination, harassment, and retaliation in housing and such conduct will not be tolerated. In compliance with the LAD, SF Forest Hill Properties Owner IV LP ensures that all housing, as well as all terms, conditions, and privileges associated with such housing, are available to all persons without regard to actual or perceived race, creed, religion, color, national origin, nationality, ancestry, pregnancy or breastfeeding, sex, gender identity or expression, sexual orientation, familial status (defined as having care or custody of a child under age 18 or being pregnant), disability, liability for service in the Armed Forces of the United States, marital status, civil union status, or domestic partnership status. The LAD also prohibits housing discrimination based on the source of lawful income used for rental or mortgage payments.

This policy means that, among other things, the owners and operators of Forest Hill Apartments do not discriminate against persons in any aspect of the sale, rental, or occupancy of housing on the basis of their actual or perceived membership in an LAD-protected category or their association with someone who is a member of an LAD-protected category, or their source of lawful income.

SF Forest Hill Properties Owner IV LP's policies and procedures for receiving, investigating, and responding to a discrimination or harassment complaint. In the event an applicant or a tenant believes a violation of the LAD has occurred, all complaints are forwarded to Mr. Josh Greenberger, Regional Manager via e-mail @ joshg@jcmliving.com or by telephone at (732) 415-7124 or to Mr. Osher Perlow, Director of via e-mail @ osher@jcmliving.com or by telephone at (732) 415-7137, if Mr. Josh Greenberger is unavailable or may have a conflict.

Retaliation against any person filing a complaint or providing information in connection with a complaint is prohibited.

Any person who believes a violation of the LAD has occurred may contact the New Jersey Division on Civil Rights at www.NJCivilRights.gov and may file a complaint with DCR within 180 days of the incident.

FAIR CHANCE IN HOUSING ACT ('FCHA"):

In compliance with the FCHA, Forest Hill Apartments does not inquire into applicants' criminal histories on initial application materials, or otherwise consider applicants' criminal records in any way, until after a conditional housing offer has been made, except for convictions of drug-related criminal activity for the manufacture or production of methamphetamine on the premises of federally assisted housing, or if the applicant is subject to a lifetime registration on a state sex offender registry. Once a conditional housing offer is made, applicants' criminal histories are reviewed. Forest Hills Apartments evaluates applicants based upon the criteria set forth in the FCHA and follows the process set forth in the FCHA with respect to acceptance and/or denial of applicants.