

## DISCLOSURE STATEMENT

New Jersey's Fair Chance in Housing Act, N.J.S.A. 46:8-52 to 64 (fcha) , limits a housing provider's ability to consider a person's criminal history in deciding whether to extend an offer or whether to rent a home after extending an offer.

Before making a conditional offer J Morgan Property Management and all affiliates may consider only whether an applicant has a conviction for the manufacture or production of methamphetamine on the premises of federally assisted housing, or whether an applicant has a lifetime registration requirement under a State Sex Offender Registration program. J Morgan Property Management and all affiliates will not consider, or request from an applicant or any other person or entity, any other information about an applicant's criminal history as part of the application process until and unless a conditional offer of housing has been made.

After extending a conditional offer of housing, J Morgan Property Management and all Affiliates intend to review and consider an applicant's criminal history in determining whether to rent a home, in accordance with the FCHA and its accompanying rules.

**J Morgan Property Management and Affiliates will not, either before or after the issuance of a conditional offer, evaluate or consider any of the following criminal records:**

- 1 - Arrests or charges that have not resulted in a criminal conviction;
- 2 - Expunged convictions;
- 3 - Convictions erased through executive pardon;
- 4 - Vacated and otherwise legally nullified convictions;
- 5 - Juvenile adjudications of delinquency; and
- 6 - Records that have been sealed.

**J Morgan Property Management and Affiliates may consider, after the issuance of a conditional offer, a criminal record that:**

- Resulted in a conviction for murder, aggravated sexual assault, kidnapping, arson, human trafficking, sexual assault, endangering the welfare of a child in violation of N.J.S.2C:24-4(b)(3);
- Resulted in a conviction for a crime that requires lifetime State Sex Offender Registration;
- Is for any first-degree indictable offense, or released from prison for that offense, within the past 6 years;
- Is for any second or third-degree indictable offense, or released from prison for that offense, within the past 4 years; or
- Is for any fourth-degree indictable offense, or released from prison for that offense, within the past one year.

For more information about how these rules apply, please refer to the resources at <https://www.njoag.gov/about/divisions-and-offices/division-on-civil-rights-home/fcha> .

If you provide J Morgan Property Management and all Affiliates with evidence demonstrating inaccuracies within aspects of your criminal record which may be considered under the FCHA, or evidence of rehabilitation or other mitigating factors, J Morgan Property Management and Affiliates shall review the information and consider the decision based on the evidence provided, issuing you a determination after reconsideration within 30 days.

If J Morgan Property Management and Affiliates utilized any vendor or outside person / entity to conduct a criminal record check on their behalf, J Morgan Property Management and all Affiliates was required to take reasonable steps to ensure the the vendor or outside person entity conducted the criminal record check consistent with the requirements of the ACT. Specifically, if J Morgan Property Management and all Affiliates received a criminal history inquiry conducted by a vendor or outside person or entity that was conducted in violation of the act in that it revealed a record that was not permitted to be considered under the ACT, J Morgan Property Management and all Affiliates must show that it did not rely on that information and making a determination about your tenancy.

Any action taken by J Morgan Property Management and Affiliates in violation of the process laid out in this statement May constitute a violation of the FCHA. If you believe that any owner, agent, employee, or designee of J Morgan Property Management or its Affiliates had violated any of the above requirements, you may contact the New Jersey Division on Civil Rights at [www.njcivilrights.gov](http://www.njcivilrights.gov) or 1-866-347-2423 050. A complaint must be filed with DCR within 180 days of the alleged discriminatory conduct. You cannot be subjected to retaliation for filing a complaint or for attempting to exercise your rights under the FCHA.

DCR Has several fair housing fax sheets available at [HTTP://www.nj.gov/oag/dcr/housing.HTML](http://www.nj.gov/oag/dcr/housing.HTML), Or available for pickup in any of our four Regional Offices:

31 Clinton Street, 3rd Floor  
Newark, NJ 07102

5 Executive Campus  
Suite 107, Building 5  
Cherry Hill, NJ 08002

1601 Atlantic Avenue, 6th FL  
Atlantic City, NJ 08401

140 East Front Street, 6th FL  
Trenton, NJ 08625

For more information about how these rules apply, please refer to the resources at <https://www.njoag.gov/about/divisions-an-offices/division-civil-rights-home/fcha/> .