

February 26, 2021

Senator Antonio Hayes
222 James Senate Office Building
11 Bladen Street
Annapolis, MD 21401

Reference: Senate Bill 781 (House Bill 1095)

Dear Senator Hayes,

I am writing to you today in reference to my support of SB 781 (HB1095), which proposes to remove the requirement for the buyer(s) name(s) to be included on a residential contract of sale in the State of Maryland.

As a licensed Realtor, and member of the National Association of Realtors, the Association of Maryland Realtors, and The Greater Board of Baltimore Realtors, I would like to affirm the Fair Housing tenets these organizations profess and demand of their members, through support of this bill before you.

Realtors and clients must also be given concrete tools, to assure them that Fair Housing laws are implemented, and enforced. The passing of this bill would provide a concrete and tangible step towards fostering a system that encourages inclusion, and innately prevents needless opportunity for bias.

The following, taken from the front page of GBBR's website is compelling, and on point, with regard to moving forward with the bill in review:

GBBR Earnestly Supports Racial Equality and Housing Equality

To be silent is to be complicit. We stand as one with our members and our community in rejecting racism. Our identity is rooted in empowering everyone in our community. We stand for inclusion.

As the first real estate association in the country and the first organization to sign the "*Equal Opportunity in Housing*" statement with HUD, GBBR is committed to working with our local, state and federal leaders to create policies that address systemic racism and racial injustice. We will speak up against racist comments and behaviors. We pledge to proactively move towards true change.

We use our leadership to implement change: *We recognize that we cannot solve a systemic problem overnight, but we are committed to making progress and to working with our elected leaders to create legislation addressing the end of this abuse and solving this systemic racism.*

– GBBR Leadership Team

PERSONAL EXPERIENCE

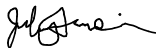
Recently, I represented clients who felt that their offer to purchase a home was not accepted due to possible discrimination. The nature and presentation of their names indicated certain race/ethnicity, familial status, or national origin. These, of course, are protected classes in the State of Maryland.

There was a competing offer on the property. Had both offers been presented without names included, the playing field would have been leveled, and the seller's decision would have had to have been made solely on criteria that did not present an opportunity for bias, implicit or otherwise.

By simply removing the necessity of including names of individuals on a contract which may, knowingly or unknowingly, sway a seller in their consideration of an offer to purchase their home, my future clients can be assured that their offer will be reviewed and evaluated fairly.

Thank you very much for taking time to consider the implications this important legislation will have for home buyers in Maryland, who run the risk of being marginalized, simply by the presentation of their very name.

Sincerely,



Julia Martin Frazier

Realtor

Monument Sotheby's International Realty

4800 Roland Avenue

Baltimore, MD 21210

443-708-7074 office

410-908-1760 direct

jmfrealtor@gmail.com