

**HUD FORM 903 COMPLAINT**

**1. Complainant(s):**

National Community Reinvestment Coalition (“NCRC”)  
740 15th Street NW, Flr. 4  
Washington, DC 20005

**2. Other Aggrieved Persons:**

NONE

**3. The following is alleged to have occurred or is about to occur:**

42 U.S.C. 3604, Section 804 (a) and 24 C.F.R. 100.50(b)(1) & 100.60(a)

To refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, familial status, or national origin.

42 U.S.C. 3604 Section 804 (b) and 24 C.F.R. 100.50(b)(2) & 100.65(a)

To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, familial status, or national origin.

42 U.S.C. 3604 Section 804 (d) and 24 C.F.R. 100.80(b)(1)

To represent to any person because of race, color, religion, sex, handicap, familial status, or national origin that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available.

**4. The alleged violation occurred because of:**

National Origin

**5. Address and location of the property in question (or if no property is involved, the city and stated where the discrimination occurred):**

230 State Highway 93, Douglas, WY 82633 and  
321 N. 4th St., Douglas, WY 82633

**6. Respondent(s):**

Douglas Home Consulting Real Estate  
Rebecca Pexton, Real Estate Agent  
815 East Richard Street, Unit B  
Douglas, WY 82633-2961

**7. The following is a brief and concise statement of the facts regarding the alleged violation:**

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The NCRC's fair housing testing program evaluates fair housing practices throughout the United States to combat discriminatory housing practices.

As part of the testing program, NCRC's compliance manager researched racially identifiable names and developed email addresses for White tester profiles and Asian American tester profiles. The NCRC created email address ScottMcAvoy3009@gmail.com to be an identifiably White profile belonging to "Scott McAvoy" and email address BingwenCheung@protonmail.com to be an identifiably Asian American profile belonging to "Bingwen Cheung."

On April 6, 2020, the NCRC conducted 2 match paired sales tests via email on Respondent Rebecca Pexton, the owner of Douglas Homes Consulting Real Estate, based on the protected class of National Origin. During the initial test, Respondent received emails about a home for sale located at 230 State Highway 93, Douglas, WY 82633 from the tester profiles of Scott McAvoy (White) and Bingwen Cheung (Asian American). Later that day, Respondent responded to both emails in a disparate manner. The response to Scott, the White tester, stated, "please call or text at 307.351.8319 for details. The home has just been put on the market." (307.351.8319 is Respondent's direct number.) Contradistinctively, the response to Bingwen, the Asian American tester, read, "please email your local number and someone will be in contact with you." Respondent requested a local number from the Asian American tester while declining to seek the same information from the White tester. Furthermore, by sharing her direct number, Respondent's tone in the email to the White tester was inviting. She discussed the home and created a sense of urgency by sharing that it had just been put on the market. Respondent did not discuss the home with the Asian American tester nor did she provide her personal contact information. The difference in Respondent's email responses indicate a difference in treatment that would hinder an Asian American's access to housing.

The NCRC conducted a follow-up test in April 2021 to confirm the findings were not a single isolated incident but rather a reflection of Respondent's discriminatory behavior. In the second test, Respondent received emails about a different home for sale located at 321 N. 4th St., Douglas, WY 82633 from two new testing profiles: "Garrett Hartman" and "Hao Nguyen". The email from HaoNguyen3949@gmail.com was sent on April 5, 2021, and the email from Garrett.C.Hartman7@gmail.com was sent on April 6, 2021. Respondent repeated the discriminatory behavior demonstrating a difference in treatment by responding to the email received from Garrett later that day, while ignoring the email received from Hao.

**8. The most recent date on which the alleged discrimination occurred:**

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April 6, 2021

**9. Types of federal funds identified:**

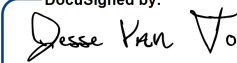
NONE

**10. The acts alleged in this complaint, if proven, may constitute a violation of the following:**

The Fair Housing Act, 42 U.S.C. §§ 3604(a) – 3604(b) (2021).; 24 C.F.R. 100.50(b)(1) & 100.60(a); 24 C.F.R. 100.50(b)(2) & 100.65(a)

The Fair Housing Act, 42 U.S.C. § 3604(c) (2021).; 24 C.F.R. 100.80(b)(1)

**I declare under penalty of perjury that I have read this complaint (including any attachments) and that it is true and correct.**

DocuSigned by:  
  
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7/27/2021

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**Jesse Van Tol, CEO**  
**National Community Reinvestment Coalition**

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**Date**