



**Midwest Hometown Realty, LLC**

224 N 7th Street  
St. Joseph, MO 64501

## **BUYER INFORMATION RESOURCES**

Realtors cannot provide information on crime rates, demographics, or "good" neighborhoods because of the Fair Housing Act, which prohibits steering clients based on race, color, religion, sex, national origin, family status, or disability. These legal restrictions exist to prevent housing discrimination and ensure fair treatment for all buyers, as such information can be interpreted as discriminatory or prejudicial.

### **Top Online School Research Resources**

- Niche.com: Provides in-depth data on school districts, including rankings, parent/student reviews, diversity, and teacher quality.
- GreatSchools.org: Features a 1–10 rating system for schools nationwide based on test scores and academic progress.
- Redfin / Realtor.com: Real estate search sites allow users to search for homes within specific school boundaries or filter by school ratings.
- Local School District Websites: Offer specific details on academic programs, specialized curriculum, and student-to-teacher ratios.

### **Digital Neighborhood Research Tools**

- NeighborhoodScout: Provides in-depth data on crime rates, school quality, and neighborhood trends.
- Google Street View: Allows virtual driving down streets to assess home maintenance and surroundings.
- Nextdoor App: Offers a glimpse into community concerns and local happenings.
- Local Social Media: Following local cafes, shops, and community groups provides authentic, daily-life insights.

### **Top Online Crime Rate Resources**

- NeighborhoodScout: Offers in-depth, free and paid reports, including crime trends and comparisons to national averages, say HAR.com and Guidance Residential.
- AreaVibes: Evaluates neighborhood safety by assigning letter grades for crime, along with overall livability scores, according to American Home Shield and Guidance Residential.
- SpotCrime / CrimeMapping: Provides localized, daily crime reports and mapping to track specific incidents in the neighborhood, as noted by Reddit users and HAR.com.
- CityProtect / CommunityCrimeMap: Connects directly to law enforcement data, enabling users to view incidents on a map, according to American Home Shield and Realtor.com.
- Nextdoor: A social platform that allows potential buyers to read local discussions and see reported incidents, say Guidance Residential and Mortgage Solutions Financial.

### **Offline and Local Methods**

- Visit the Neighborhood: Drive or walk through the area at various times, including late at night, to assess safety and activity levels firsthand, according to Reddit users, HAR.com, and a YouTube video.
- Speak to Locals: Ask current residents about their experiences, feelings of safety, and any recent issues, say Realtor.com and a YouTube video.
- Local Law Enforcement: Review public police records, which are often listed in local newspapers or in-person at local police stations.

### **Registered Sex Offender**

- NSOPW (nsopw.gov): The U.S. Department of Justice's centralized site to search for known sex offenders nationwide.
- Family Watchdog: A mapping service that displays locations of registered persons, helpful for evaluating specific neighborhoods.
- State Registries: Each state maintains its own registry, usually managed by the state police or Department of Corrections, which can be found through the NSOPW site.
- Local Law Enforcement: Local police departments or sheriff's offices often provide community information on sex offenders residing in their jurisdiction.