

FAIR HOUSING ADVERTISING WORD AND PHRASE LIST

This word and phrase list is intended as a guideline to assist in complying with state and federal fair housing laws. It is not intended as a complete list of every word or phrase that could violate any local, state, or federal statutes. This list is not intended to provide legal advice. By its nature, a general list cannot cover particular persons' situations or questions. The list is intended to make you aware of and sensitive to the important legal obligations concerning discriminatory real estate advertising.

BOLD — not acceptable

ITALIC — caution

STANDARD — acceptable

<p>able-bodied <i>Active</i> adult community adult living adult park adults only African, no Agile AIDS, no Alcoholics, no Appalachian, no American Indians, no Asian <i>Assistance animal(s)</i> <i>Assistance animal(s) only</i> <i>Bachelor</i> Bachelor pad Blacks, no blind, no <i>board approval required</i> <i>Catholic</i> Caucasian Chicano, no children, no Chinese <i>Christian</i> Churches, near <i>college students, no</i> Colored Congregation <i>Convalescent home</i> <i>Convenient to</i> Couple couples only <i>Credit check required</i> crippled, no <i>Curfew</i> Deaf, no <i>Den</i> disabled, no <i>domestics, quarters</i> <i>Drug users, no</i> <i>Drugs, no</i></p>	<p>employed, must be empty nesters English only <i>Equal Housing Opportunity</i> ethnic references <i>Exclusive</i> <i>Executive</i> families, no <i>families welcome</i> <i>family room</i> <i>family, great for</i> <i>female roommate**</i> <i>female(s) only**</i> <i>55 and older community*</i> <i>fixer-upper</i> <i>gated community</i> <i>Gays, no</i> <i>Gender</i> golden-agers only <i>golf course, near</i> group home(s) no <i>guest house</i> <i>handicap accessible</i> handicap parking, no Handicapped, not for healthy only <i>Hindu</i> Hispanic, no HIV, no <i>housing for older persons/seniors*</i> Hungarian, no <i>Ideal for . . . (should not describe people)</i> impaired, no Indian, no Integrated Irish, no Italian, no <i>Jewish</i> <i>kids welcome</i> <i>Landmark reference</i> Latino, no <i>Lesbians, no</i> <i>male roommate**</i></p>
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<p>males(s) only** <i>man (men) only**</i> <i>Mature</i> mature complex mature couple mature individuals mature person(s) membership available <i>Membership approval required</i> Mentally handicapped, no Mentally ill, no Mexican, no Mexican-American, no Migrant workers, no <i>Mormon Temple</i> Mosque Mother in law apartment <i>Muslim</i> <i>Nanny's room</i> Nationality <i>Near</i> Negro, no Neighborhood name Newlyweds Nice non- smokers # of bedrooms # of children <i># of persons</i> # of sleeping areas Nursery nursing home <i>Older person(s)</i> one child <i>one person</i> Oriental, no Parish <i>perfect for . . . (should not describe people)</i> pets limited to assistance animals <i>pets, no</i> Philippine or Philipinos, no physically fit play area, no preferred community <i>Prestigious</i> Privacy <i>Private</i> Private driveway Private entrance Private property Private setting</p>	<p>Public transportation(near) Puerto Rican, no Quality construction <i>quality neighborhood</i> Quiet Quiet neighborhood references required religious references Responsible Restricted retarded, no <i>Retirees</i> <i>Retirement home</i> <i>safe neighborhood</i> <i>school name or school district</i> se habla espanol seasonal rates seasonal worker(s), no <i>Secluded</i> section 8 accepted/ welcome <i>section 8, no</i> <i>Secure</i> security provided <i>senior adult community*</i> <i>senior citizen(s)*</i> senior discount <i>senior housing*</i> <i>senior(s)*</i> <i>sex or gender**</i> Shrine single family home single person <i>single woman, man**</i> singles only <i>sixty-two and older community*</i> Smoker(s), no Smoking, no <i>Snowbirds*</i> sober <i>Sophisticated</i> Spanish speaking Spanish speaking, no Square feet <i>Straight only</i> student(s) <i>Students, no</i> Supplemental Security Income (SSI), no Synagogue, near temple, near tenant (description of) Townhouse</p>
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Fair Housing Advertising Word and Phrase List — Page 3**traditional neighborhood**

traditional style

*tranquil setting**two people***Unemployed, no**

Verifiable Income

*walking distance of , within***Wheelchairs, no****White****White(s) only**

winter rental rates

*winter/summer visitors***woman (women) only***

** Permitted to be used only when complex or development qualifies as housing for older persons.*

*** Permitted to be used only when describing shared living areas or dwelling units used exclusively as dormitory facilities by educational institutions.*

All cautionary words are unacceptable if utilized in a context that states an unlawful preference or limitation.

Furthermore, all cautionary words are "red flags" to fair housing enforcement agencies. Use of these words will only serve to invite further investigation and/or testing. This word and phrase list is intended as a guideline to assist in complying with state and federal fair housing laws. It is not intended as a complete list of every word or phrase that could violate any local, state, or federal statutes. This list is not intended to provide legal advice. If you are in need of legal advice, please see an attorney. By its nature, a general list cannot cover particular persons' situations or questions. The list is intended to make you aware of and sensitive to the important legal obligations concerning discriminatory real estate advertising.