

Fair Housing Word and Phrase List

The following list is compiled of words or phrases that are **UNACCEPTABLE**. Usage of any of the following terms will be immediately deleted from the listing and the Principal Broker will be notified of the purge.

Able bodied	Jewish
Adult community	Landlord (description)
Adult living	Latino
Adults only	Married
African	Mature couple(s)
Agile	Mature individual
Alcoholics, no	Mature person(s)
American Indian	Membership approval required
Asian	Mentally handicapped, no
Bachelor	Mentally ill, no
Black	Mexican-American
Blacks, no	Mormon Temple
Board approval required	Mosque
Catholic	(Nationality)
Caucasian	Negro
Chicano	Newlyweds
Chinese	(# of) children
Children, no	Older person(s)
Colored	One Child
Couple(s)	One person
Couples only	Oriental
Crippled, no	Philippine
Deaf, no	Physically fit
Drinkers, no	Polish
Employed, must be	Puerto Rican
Empty nesters	Restricted
Exclusive	Retarded, no
(Ethnic references)	Seasonal worker, no
Handicapped, not for	Shrine
Healthy only	Singles only
Hispanic	Single Person
Hungarian	Smoker(s), no
Impaired, no	Soc. Sec. Ins., no
Independent living	Tenant (description of)
Indian	Unemployed, no
Irish	White
Integrated	White only
Jew	

Including:

(Religious reference)	(# of) people
Reference to private clubs	Reference to private schools

Reference to ANY of the protected classes: Race, Religion, Familial Status, Sex, National Origin, Color or Handicapped

According to HUD, the following list is compiled of words or phrases that should be used with great **CAUTION**.

Active
Board approval required
Close to _____
Desirable neighborhood
Domestic quarters
Female(s) only
Female roommate
(Gender specific)
Gentleman's farm
Grandma's house
Golden Agers
Males only
Male roommate
Membership approval required

Near _____
Near country club
No students
Number of persons
Prestigious
Quality neighborhood
Retirees
Secure
Senior Citizens
Single woman/man
Sophisticated
Students
Two People
Within walking distance

Words that are Acceptable

Credit check required
Den
Equal Housing Opportunity
Family room
First time buyer
Fixer-upper
In-Law apartment
Luxury townhouses
Nanny room
Near golf course
Near mass transit
Neighborhood name
Nice
No drinking
No drugs
No drug users
No smoking
Nursery
Nursing home

On bus route
Play area
Privacy
Private driveway
Private entrance
Quality construction
Quiet
Reference required
School district
School name
Security provided
Senior discount
_____ square feet
Starter home
Traditional Style
Tranquil setting
Verifiable income
View of _____
With view