

Fair Housing Advertising Word/Phrase List

Describe the Property - Not the People

The Fair Housing Act prohibits certain categories of discrimination in housing. This federal law prohibits publishing advertisements indicating “any preference, limitation or discrimination based on” the protected categories “with respect to the sale or rental of a dwelling.” Id. 42 U.S.C. § 3604(c); 24 C.F.R. § 100.75(a).

The categories are: 1. race; 2. color; 3. religion; 4. sex; 5. handicap; 6. familial status, or 7. national origin.

Note: This list is **NOT** all-inclusive. Each word must be considered in context.

ACCEPTABLE	CAUTION	UNACCEPTABLE	UNACCEPTABLE
Credit Check Required	55 and older community*	Able-bodied	(Nationality)
Den	62 and Older*	Adult Community	Near Church(es)
Equal Housing Opportunity	Active	Adult Living	Near Synagogue
Family Room	Bachelor	Adults Only	Near Temple
First Time Buyer	Bachelor Pad	Adult Park	Newlyweds
Fixer-Upper	Board Approval Required	African	No AIDS
Great for Family	Close to....	Agile	No Alcoholics
In-Law Apartment	Domestic Quarters	Appalachian	No Blacks
Luxury Townhomes	Female(s) Only	Asian	No Blind
Nanny Room	Female Roommate	Black Neighborhood	No Children
Near Mass Transit	Fisherman's Retreat	Black Only	No Crippled
Near Golf Course	(Gender)	Catholic	No Deaf
(Neighborhood Name)	Gentleman's Farm	Caucasian	No Drinkers
Nice	Grandma's House*	Chicano	No Impaired
No Drinking	Golden Agers*	Chinese	No Mentally Handicapped
No Drugs	Handyman's Dream	Christian	No Mentally Ill
No Drug Users	Homosexual	Colored	No Play Area
No Smoking	Ideal for ...	Couple	No Retarded
Number of Bedrooms	(Males Only)	Couples Only	No Section 8
Nursery	Male Roommate	Empty Nesters	No Unemployed
Nursing Home	Men Only	(Ethnic References)	Not for Handicapped
On Bus Route	Membership Approval Rquired	Exclusive (i.e. Neighborhood)	Older Person
Play Area	Near...	Executive	One Child
Privacy	Near Counry Club...	Filipino	One Person
Private Driveway	No Students	Healthy Only	Oriental
Private Entrance	(# of Persons)	Hispanic	Physically Fit
Private Setting	Prestigious	Hungarian	Polish
Quality Construction	Quality Neighborhood	Indian	Preferred Community
Quiet	Quiet Neighborhood	Irish	Protestant
Reference Required	Retirees*	Integrated	Puerto-Rican
(School District)	Retirement Home*	Jewish	Quiet Tenants
(School Name)	Secure	Landlord (description of)	Sane Tenant Only
Security Provided	Seniors*	Latino	Shrine
Senior Discount	Senior Citizens*	Master Bedroom	Singles Only
_____ Square Feet	Senior Housing*	Mature Couple	Single Person
Starter Home	Single Man	Mature Individual	Sophisticated
Traditional Style	Sophisticated	Mature Person(s)	Stable
Tranquil Setting	Straight Only	Mexican-American	Temple
Verifiable Income	Two People..	Mormon Temple	Tenant (description of)
View of _____	Within Walking Distance	Mosque	White Neighborhood
With View	Women Only	Must Be Employed	White Only

***Senior housing may be exempt if:**

- 1) HUD has determined the housing is specifically designed for and occupied by elderly persons under a federal, state or local government program, or;
- 2) It is occupied solely by persons who are 62 or older, or;
- 3) It houses at least 1 person who is 55 or older in at least 80% of the occupied units, and adheres to a policy that demonstrates an intent to house persons who are 55 or older.