

# FAIR HOUSING ADVERTISING WORD AND 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.

### AVOID • AVOID • AVOID

able-bodied  
adult community\*  
adult living\*  
adults only\*  
adult park\*  
African  
agile  
AIDS  
alcoholics, no  
American Indian  
Appalachian  
Asian  
black(s)  
blind, no  
board approval required  
Catholic  
Caucasian  
Chicano  
children, no

child(ren), (number of)  
Chinese  
Christian  
colored  
crippled, no  
church  
deaf, no  
disabled, not suitable for  
drinker(s), no  
employed, must be  
empty nesters\*  
English only  
(ethnic references)  
golden agers\*  
group homes, no  
handicapped,  
not suitable for  
healthy only  
Hindu

Hispanic  
HIV  
Hungarian  
impaired, no  
Indian  
Irish  
Italian  
integrated  
Jewish  
landlord, (description)  
Latino  
married  
mature couple\*  
mature individual\*  
mature person(s)\*  
membership approval  
required  
mentally disabled, no  
mentally ill, no

Mexican-American  
migrant workers, no  
Mosque  
Muslim  
(nationality)  
Negro  
non-drinkers  
non-smokers  
older person(s)\*  
one child  
Oriental  
parish  
park rules,  
must comply with  
Philippine  
physically fit only  
Polish  
preferred community

Protestant  
Puerto Rican  
quiet tenant(s)  
(religious references)  
responsible  
retarded, no  
seasonal workers, no  
senior discount\*  
smoker(s), no  
Social Security Insurance  
(SSI), no  
Spanish speaking  
Synagogue  
Temple  
tenant(s), description of  
two people  
unemployed, no  
white, white only

### CAUTION • CAUTION

55 and older community\*  
62 and older\*  
active  
bachelor  
bachelor pad  
close to  
country club, near  
couple  
couples only  
curfew  
exclusive  
executive  
female(s) only  
female roommate

fisherman's retreat  
gay(s), no  
(gender)  
gentleman's farm  
grandma's house  
golden agers only\*  
handicap  
handyman's dream  
heterosexual  
homosexual  
ideal for...  
lesbian(s), no  
male(s) only  
male roommate

man, men only  
membership approval  
required  
Mormon Temple  
mother-in-law apt.  
nanny's room  
near  
newlyweds  
one person  
older person\*  
perfect for...  
person(s), (number of)  
play area, no  
prestigious

quality neighborhood  
restricted  
retired  
retiree(s)\*  
retirement home\*  
safe neighborhood  
Section 8, no  
secure  
seeking same  
senior(s)\*  
senior citizen(s)\*  
senior housing\*  
(sex or gender)  
shrine

singles only  
single person  
single woman, man  
sophisticated  
straight only  
student(s)  
students, no  
temple  
traditional  
two people  
walking distance to...  
woman, women only

### ACCEPTABLE

accessible  
alcohol, no  
assistance animals only  
bedrooms, (number of)  
bus, near  
convalescent home  
convenient to  
credit check required  
den  
desirable neighborhood  
domestic quarters  
drugs, no  
drug use, no

Equal Housing Opportunity  
family, great for  
family room  
first floor  
golf course, near  
great view  
guest house  
handicap accessible  
hobby farm  
kids welcome  
luxury townhouse  
master bedroom  
membership available

(neighborhood name)  
nice  
nursery  
nursing home  
places of worship, near  
play area  
privacy  
private driveway  
private entrance  
private property  
private setting  
public transportation, near

quality construction  
quiet  
quiet neighborhood  
references required  
responsible  
(school district)  
(school name)  
seasonal rates  
secluded  
security provided  
senior discount\*  
single family home

sleeping area(s),  
number of  
smoking, no  
(square feet)  
townhouse  
traditional style  
tranquil setting  
verifiable income  
view of  
view, with  
wheelchair accessible  
winter rental rates

\*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 one 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.



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