

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). Oklahoma has adopted a similar law that covers the same categories. *See* 25 O.S. § 1452 (A)(3).

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	child(ren), (number of)	Hispanic	Mexican-American	Protestant
adult community*	Chinese	HIV	migrant workers, no	Puerto Rican
adult living*	Christian	Hungarian	Mosque	quiet tenant(s)
adults only*	colored	impaired, no	Muslim	(religious references)
adult park*	crippled, no	Indian	(nationality)	responsible
African	church	Irish	Negro	retarded, no
agile	deaf, no	Italian	non-drinkers	seasonal workers, no
AIDS	disabled, not suitable for	integrated	non-smokers	senior discount*
alcoholics, no	drinker(s), no	Jewish	older person(s)*	smoker(s), no
American Indian	employed, must be	landlord, (description)	one child	Social Security Insurance
Appalachian	empty nesters*	Latino	Oriental	(SSI), no
Asian	English only	married	parish	Spanish speaking stable
black(s)	(ethnic references)	mature couple*	park rules,	Synagogue
blind, no	golden agers*	mature individual*	must comply with	Temple
board approval required	group homes, no	mature person(s)*	Philippine	tenant(s), description of
Catholic	handicapped,	membership approval	physically fit only	two people
Caucasian	not suitable for	required	Polish	unemployed, no
Chicano	healthy only	mentally disabled, no	preferred community	white, white only
children, no	Hindu	mentally ill, no		

CAUTION • CAUTION

55 and older community*	fisherman's retreat	man, men only	quality neighborhood	singles only
62 and older*	gay(s), no	membership approval	restricted	single person
active	(gender)	required	retired	single woman, man
bachelor	gentleman's farm	Mormon Temple	retiree(s)*	sophisticated
bachelor pad	grandma's house	mother-in-law apt.	retirement home*	straight only
close to	golden agers only*	nanny's room	safe neighborhood	student(s)
country club, near	handicap	near	Section 8, no	students, no
couple	handyman's dream	newlyweds	secure	temple
couples only	heterosexual	one person	seeking same	traditional
curfew	homosexual	older person*	senior(s)*	two people
exclusive	ideal for . . .	perfect for . . .	senior citizen(s)*	walking distance to...
executive	lesbian(s), no	person(s), (number of)	senior housing*	woman, women only
female(s) only	male(s) only	play area, no	(sex or gender)	
female roommate	male roommate	prestigious	shrine	

ACCEPTABLE

accessible	Equal Housing Opportunity	(neighborhood name)	quality construction	sleeping area(s),
alcohol, no	family, great for	nice	quiet	number of
assistance animals only	family room	nursery	quiet neighborhood	smoking, no
bedrooms, (number of)	fixer-upper	nursing home	references required	(square feet)
bus, near	golf course, near	places of worship, near	responsible	townhouse
convalescent home	great view	play area	(school district)	traditional style
convenient to	guest house	privacy	(school name)	tranquil setting
credit check required	handicap accessible	private driveway	seasonal rates	verifiable income
den	hobby farm	private entrance	secluded	view of
desirable neighborhood	kids welcome	private property	security provided	view, with
domestic quarters	luxury townhouse	private setting	senior discount*	wheelchair accessible
drugs, no	master bedroom	public transportation, near	single family home	winter rental rates
drug use, no	membership available			

*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.