# 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). 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
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 fi t 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 speakingstable
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
fi sherman' 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
fi xer-upper
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
verifi able income
view of
view, with
wheelchair accessible
winter rental rates

**Senior housing may be exempt if:*

1) HUD has determined the housing is specifi cally 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.

NEW YORK PRESS ASSOCIATION
NYPA
1681 Western Avenue, Albany, NY 12203
P 518.464.6483 F 518.464.6489
www.NewYorkPressAssociation.com

SOURCE: OKLAHOMA PRESS ASSOCIATION