FAIR HOUSING ADVERTISING WORD AND PHRASE LIST

“Describe the Property – Not the Person’s Characteristics”

This word and phrase list is intended as a guideline to assist in complying with Federal, State and local fair housing laws. It is not intended as a complete list of every word or phrase that could violate any law or regulation.

This list should not be construed as providing legal advice. It is intended to educate, provide guidance, and make you aware of the important legal obligations concerning fair housing issues as they relate to real estate advertising.

NOTE: This list is NOT all-inclusive. It will be amended when appropriate.

The following words are prohibited in most instances:

- able-bodied only
- adult friendly
- adults only
- adults preferred
- African Americans friendly
- African Americans only
- African Americans Preferred
- AIDS friendly
- AIDS, no
- American Indian friendly
- American Indian preferred
- American Indian, only
- Asian friendly
- Asian preferred
- blind friendly
- buddhist
- cash assistance
- Catholic friendly
- Catholic preferred
- Catholic, only
- Chicano
- Chinese friendly
- Chinese only
- Chinese preferred
- Christian friendly
- Christian only
- Christian preferred
- citizens only
- crippled
- crippled only
- crippled, only
- crippled preferred
- disabled
- disability
- English only
- FEPS
- gay friendly
- gay(s)
- heterosexual
- Hindu friendly
- Hindu only
- Hindu preferred
- Homosexual
- Homosexual only
- Hispanic
- Islamic
- Jewish
- lesbian
- lesbian(s)
- LGBTQ
- LINC
- low income
- married couples
- married only
- married preferred
- Mexican
- Mexican friendly
- Mexican only
- Mexican preferred
- Muslim
- Muslim friendly
- Muslim only
- Muslim preferred
- Nationality
- no African American
- no American Indian
- no Asian
- no blind
- no Catholic
- no children
- no Chinese
- no Christian
- no crippled
- no deaf
- no handicapped
- no HASA
- no Hindu
- no Jews
- no Mexican(s)
- no migrant workers
- no Muslim
- No Negro
- No Philippine
- no Polish
- no programs
no Puerto Rican
no Section 8
no singles
no white
non alcoholics
non alcoholics preferred
non Asian
non Catholic
non drinker(s)
non married
non-citizen
not suitable for disabled
one child only
Philippine friendly
Philippine only
Philippine preferred
Polish friendly
Polish only
Polish preferred
Puerto Rican
Puerto Rican friendly
Puerto Rican only
Puerto Rican preferred
Queer
retarded
seasonal workers
single friendly
singles
singles only
singles preferred
Social Security Insurance
Transgender
white friendly
white only
white preferred

The use of the following words may be a fair housing advertising violation depending on the context it is being used:

good school
near church
near synagogue
near temple
safe neighborhood