



# Fair Housing Keywords and Phrases

The following information is intended as a resource for participants and users to refer to while inputting property remarks in the MLS. CRMLS may reference this list in relation to MLS Rules & Regulations enforcement. CRMLS makes no representation about whether the information below complies with state or federal laws or regulations. Consult Legal Counsel for any questions regarding the Fair Housing Laws.

## Phrases to Avoid

Able-Bodied	Healthy only	No Teenagers (unless HOPA)
Accepted	Heterosexuals Only	No Unemployed
Adult Community*	HIV	Non-drinkers
Active Adult Community	Hungarian	Non-Smokers
Adult Living	Impaired	Not for Handicapped
Adults Only	Indian	Not Suitable for Older Persons
African	Irish	Older Person
Agile	Italian	One Child
AIDS	Integrated	Oriental
Alcoholics	Jewish	Physically fit only
Asian	Landlord	Polish
Black(s)	Married	Preferred Community
Board Approval	Mature Couple*	Protestant
Catholic	Mature Individual	Puerto Rican
Caucasian	Mature Person(s)	Quiet Tenant(s)
Chicano	Membership Approval	Singles Only
Children (Child, Children, # of children)	Required	Smoker(s)
Chinese	Mentally Ill	Social Security Insurance (SSI)
Christian	Mexican	Sex or Gender Reference
Church	Mexican American	Spanish/Spanish Speaking
Colored	Migrant Workers	Straight Only
Color References	Muslims	Tenant(s)
Couples Only	Must Be Employed	Unemployed
Criminal Record Not Apply	Nationality References	White
Cripple	Near Churches	White Only
Deaf	Near Synagogue	Woman/Women Only
Disabled	Near Temple	
Drinker(s)	Negro	
Empty Nesters*	Newlyweds	
English Only	No AIDS	
Ethnic References	No Alcoholics	
Exclusive Neighborhood	No Children (unless HOPA)	
Felons Need Not Apply	No Male(s)	
Gay(s)	No Play Area	
Group Homes	No Seasonal Workers	
Handicapped	No Senior Discounts*	

## Phrases to use with caution

Active	Membership Approval	Section 8
Bachelor/Bachelor Pad	Near Couple	Secure
Close to	Newlyweds	Senior(s)*
Country Club	Number of persons in the play area	Senior Citizen(s)*
Couples Only	Older Person*	Senior Housing*
Curfew	One Person	Single Woman/Man
Female(s) Only	Only Male Roommate	Sophisticated
Female Roommate	Persons	Student(s)
Gender Specific	Prestigious	Two People
Golden Agers Only*	Quality neighborhood	Walking Distance to
Grandma's House	Retired/Retiree(s)*	
Handicap	Safe Neighborhood	
Man/Men Only		

## Acceptable Phrases

Alcohol	Master Bedroom	Quiet
Assistance Animals Only	Membership Available	Quiet Neighborhood
Bus	Nanny Room	References Required
Close to Downtown or Stadium	Near Convalescent Home	Responsible
Convenient to	Near Country Club	Retirees*
Credit Check Required	Near Golf Course	School District Name
Den	Near Mass Transit	School Name
Desirable Neighborhood	Neighborhood Name	Screened for Income and Credit
Domestic Quarters	Nice	Section 8 accepted
Drugs	No Drinking	Security Provided
Drug use	No Drugs	Senior Citizens*
Equal Housing Opportunity	No Drug Users	Senior Discount
Golden Agers*	No Smoking	Senior Housing
Grandma's House*	Number of Bedrooms	Single Family Home
Great for Family	Number of Sleeping Area(s)	Smoking
Family Room	Nursery	Square Feet
First Time Buyer	Nursing Home	Starter Home
Fixer-upper	On Bus Route	Student Housing
Gated-Community	Places of worship	Townhouse
Golf Course	Play area	Traditional Style
Great for family	Privacy	Tranquil Setting
Great View	Private Driveway	Verifiable Income
Guest House	Private Entrance Near	View of
Handicap Accessible	Private Property	View With
In-Law Apartment	Private Setting	Wheelchair Accessible
Kids Welcome	Public Transportation	
Luxury Townhouse/Townhome	Quality Construction	

\*HOPA Community - May be used when housing requirements meet the Fair Housing Act criteria for "housing of older persons."