

Miami Valley Fair Housing Center, Inc.

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FAIR HOUSING ADVERTISING WORD AND PHRASE LIST

Revised 05/01/09

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

This list is intended to educate and provide general guidance to the many businesses in the Miami Valley that create and publish real estate advertising. This list is not intended to provide legal advice. By its nature, a general list cannot cover particular persons' situations or questions. The list is intended to make you aware of and sensitive to the important legal obligations concerning discriminatory real estate advertising.

For additional information, contact the Miami Valley Fair Housing Center at (937) 223-6035.

BOLD — not acceptable

ITALIC — caution

STANDARD — acceptable

able-bodied

Active

adult community

adult living

adult park

adults only

African, no

Agile

AIDS, no

Alcoholics, no

Appalachian, no

American Indians, no

Asian

Assistance animal(s)

Assistance animal(s) only

Bachelor

Bachelor pad

Bisexuals, no (City of Dayton)

Blacks, no

blind, no

board approval required

Catholic

Caucasian

Chicano, no

children, no

Chinese

Christian

Churches, near

college students, no

Colored

Congregation

Convalescent home

Convenient to

Couple

couples only

Credit check required

crippled, no

Curfew

Deaf. no

Den

disabled, no

domestics, quarters

Drug users, no

Drugs, no

employed, must be empty nesters

English only

Equal Housing Opportunity

ethnic references

Exclusive
Executive
families, no
families welcome

family room family, great for female roommate** female(s) only**

55 and older community*

fixer-upper gated community

Gays, no

Gays, no (City of Dayton)

Gender

golden-agers only golf course, near group home(s) no

guest house

handicap accessible handicap parking, no Handicapped, not for

healthy only Hindu Hispanic, no

HIV, no

Homosexuals, no (City of Dayton) housing for older persons/seniors*

Hungarian, no

Ideal for . . . (should not describe people)

impaired, no Indian, no Integrated Irish, no Italian, no

Jewish kids welcome Landmark reference

Latino, no Lesbians, no

Lesbians, no (City of Dayton)

male roommate**
males(s) only**
man (men) only**

Mature

mature complex mature couple

mature individuals mature person(s)

membership available

Membership approval required Mentally handicapped, no

Mentally ill, no Mexican, no

Mexican-American, no Migrant workers, no

Military, no (State of Ohio)

Mormon Temple

Mosque

Mother in law apartment

Muslim Nanny's room Nationality Near

Neighborhood name

Newlyweds

Negro, no

Nice

non- smokers # of bedrooms # of children # of persons # of sleeping areas

Nursery nursing home Older person(s) one child one person Oriental, no Parish

perfect for . . . (should not describe people)

pets limited to assistance animals

pets, no

Philippine or Philippinos, no

physically fit play area, no

preferred community

Prestigious
Privacy
Private

Private driveway
Private entrance
Private property
Private setting

Public transportation(near)

Puerto Rican, no

BOLD — not acceptable

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Quality construction

quality neighborhood

Quiet

Quiet neighborhood references required religious references

Responsible

Restricted retarded, no

Retirees

Retirement home safe neighborhood

school name or school district

se habla espanol seasonal rates

seasonal worker(s), no

Secluded

section 8 accepted/ welcome

section 8, no Secure

security provided

senior adult community*

senior citizen(s)*

senior discount

senior housing*

senior(s)*

sex or gender**

Shrine

single family home

single person

single woman, man**

singles only

sixty-two and older community*

Smoker(s), no Smoking, no Snowbirds*

<u>sober</u>

Sophisticated
Spanish speaking
Spanish speaking, no

Spanish speaking, n Square feet

Straight only student(s)
Students, no

Supplemental Security Income (SSI), no

Synagogue, near temple, near

tenant (description of)

Townhouse

traditional neighborhood

traditional style tranquil setting

Transgenders, no (City of Dayton)

two people Unemployed, no Verifiable Income

walking distance of, within

Wheelchairs, no

White

White(s) only winter rental rates winter/summer visitors* woman (women) only**

- Permitted to be used only when complex or development qualifies as housing for older persons
- ** Permitted to be used only when describing shared living areas or dwelling units used exclusively as dormitory facilities by educational institutions.

All cautionary words are unacceptable if utilized in a context that states an unlawful preference or limitation. <u>Furthermore, all cautionary words are "red flags" to fair housing enforcement agencies.</u> Use of these words will only serve to invite further investigation and/or testing.

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