

Fair Housing Word & Phrase List

The following information is intended as a resource for participants and subscribers to refer to while inputting property remarks in the MLS. Greater Southern MLS may reference this list in relation to MLS Rules & Regulations enforcement. Greater Southern MLS 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	group homes	one child
adult community*	handicapped,	Oriental
adult living*	healthy only	physically fit only
adults only*	no male(s)	Polish
African	HIV	preferred community
Agile	Hungarian	Protestant
AIDS	Impaired	Puerto Rican
Alcoholics	Indian	quiet tenants(s)
Asian	Irish	(religious references)
black(s)	Italian	no seasonal workers,
board approval	Integrated	no senior discount*
required	Jewish	not suitable for
Catholic	Landlord	Sexual orientation ref.
Caucasian	Married	singles only
Chicano	mature couple*	smoker(s)
Children	mature individual*	Social Security
Color references	mature person(s)*	Insurance (SSI)
child (ren, (# of)	membership approval	(sex or gender)
Chinese	required	straight only
Christian	mentally ill	Spanish speaking
colored	Mexican	tenant(s), description unemployed
cripple	Mexican American	white
church	migrant workers	white only
deaf	Muslim	woman, women only
disabled	Must be employed	
drinker(s)	Nationality references	
empty nesters*	Negro	
English only	non-drinkers	
Ethnic references	non-smokers	
gay(s)	older person(s)*	

Phrases to be used with Caution

active
bachelor, pad
close to___
country club, near
couple
couples only
curfew
female(s) only
female roommate
(gender specific)
grandma's house
golden agers only*

handicap
only male roommate
man, men only
membership approval
newlyweds
one person
older person*
person(s), number of
play area
prestigious
quality neighborhood
retired retiree(s)*

safe neighborhood
Section 8
secure
senior(s)*
senior citizen(s)*
senior housing*
single woman, man
sophisticated
student(s)
students
two people
walking distance to

Acceptable Phrases

alcohol
assistance, animals only
bedrooms, number of
bus, near
convalescent home
convenient to
credit check required
den
desirable
neighborhood
domestic quarters
drugs drug use
Equal Housing Opportunity
Great for family
family room
fixer-upper
golf course
great view
guest house
handicap accessible

kids welcome
luxury townhouse
master bedroom
membership available
neighborhood name
nice
nursery
nursing home
places of worship
play area
privacy
private driveway
private entrance
near
private property
private setting
public transportation
quality construction
quiet
quiet neighborhood

references required
responsible
(school district)
(school name)
Section 8 accepted
security provided
single family home
sleeping area(s), number of
smoking
(square feet)
townhouse
traditional style
tranquil setting
verifiable income
view of
view, with
wheelchair accessible

*permissible to use when complex/building qualifies as housing designated for elderly persons, per HUD.

Stay Connected:



GREATER
SOUTHERNIMLS

| 877.760.0173

Updated July 21, 2022