

FAIR HOUSING ADVERTISING WORD & 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	child(ren), (number of)	Hispanic	Mosque	(religious references)
adult living*	Chinese	HIV	Muslim	responsible
adults only*	Christian	Hungarian	(nationality)	retarded, no
adult park*	colored	impaired, no	Negro	seasonal workers, no
African	crippled, no	Indian	non-drinkers	senior discount*
agile	church	Irish	non-smokers	singles only
AIDS	couple	Italian	one child	single person
alcoholics, no	couples only	integrated	one person	smoker(s), no
American Indian	deaf, no	Jewish	Oriental	Social Security Insurance
Appalachian	disabled, not suitable for	landlord, (description)	parish	(SSI), no
Asian	drinker(s), no	Latino	park rules,	Spanish speaking
bachelor	employed, must be	married	must comply with	stable
Black(s)	English only	mature couple*	Philippine	Synagogue
blind, no	(ethnic references)	mature individual*	physically fit only	Temple
board approval required	group homes, no	mature person(s)*	Polish	tenant(s), description of
Catholic	handicapped,	mentally disabled, no	preferred community	two people
Caucasian	not suitable for	mentally ill, no	Protestant	unemployed, no
Chicano	healthy only	Mexican-American	Puerto Rican	white, white only
children, no	Hindu	migrant workers, no	quiet tenant(s)	

CAUTION • CAUTION

55 and older community*	gay(s), no	man, men only	quality neighborhood	shrine
62 and older*	(gender)	membership approval	restricted	single woman, man
active	gentleman's farm	required	retired*	sophisticated
adult community*	grandma's house	Mormon Temple	retiree(s)*	straight only
close to	golden agers only*	mother-in-law apt.	retirement home*	student(s)
country club, near	handicap	nanny's room	safe neighborhood	students, no
curfew	handyman's dream	near	Section 8, no	temple
empty nesters*	heterosexual	newlyweds	secure	traditional
exclusive	homosexual	older person*	seeking same	two people
executive	ideal for...	perfect for...	senior(s)*	walking distance to...
female(s) only	lesbian(s), no	person(s), (number of)	senior citizen(s)*	woman, women only
female roommate	male(s) only	play area, no	senior housing*	
fisherman's retreat	male roommate	prestigious	(sex or gender)	

ACCEPTABLE

accessible	Equal Housing Opportunity	(neighborhood name)	quality construction	sleeping area(s),
alcohol, no	family, great for	nice	quiet	number of
assistance animals only	family room	nursery	quiet neighborhood	smoking, no
bedrooms, (number of)	fixer-upper	nursing home	references required	(square feet)
bus, near	golf course, near	pets, no	responsible	townhouse
convalescent home	great view	places of worship, near	(school district)	traditional style
convenient to	guest house	play area	(school name)	tranquil setting
credit check required	handicap accessible	privacy	seasonal rates	verifiable income
den	hobby farm	private driveway	secluded	view of
desirable neighborhood	kids welcome	private entrance	security provided	view, with
domestic quarters	luxury townhouse	private property	senior discount*	wheelchair accessible
drugs, no	master bedroom	private setting	single family home	winter rental rates
drug use, no	membership available	public transportation, near		

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*Senior housing may be exempt if:

- 1) HUD has determined the housing is specifically 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.