

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

CAUTION • CAUTION

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

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 | places of worship, near | responsible | townhouse |
| convalescent home | great view | play area | (school district) | traditional style |
| convenient to | guest house | privacy | (school name) | tranquil setting |
| credit check required | handicap accessible | private driveway | seasonal rates | verifiable income |
| den | hobby farm | private entrance | secluded | view of |
| desirable neighborhood | kids welcome | private property | security provided | view, with |
| domestic quarters | luxury townhouse | private setting | senior discount* | wheelchair accessible |
| drugs, no | master bedroom | public transportation, near | single family home | winter rental rates |
| drug use, no | membership available | | | |

OKLAHOMA PRESS ASSOCIATION
3601 N. Lincoln Blvd.
Oklahoma City, OK 73105
(405) 499-0020
www.OkPress.com

*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.