



Potential Fair Housing Violation Keywords

Canopy MLS monitors listings for potential fair housing violations. If a potential violation is found, Canopy MLS staff sends a courtesy/educational notice (not a fine) to the listing agent to revise the remarks, and sometimes deletes the problematic words from the listing. We are following the guidelines set by HUD and NAR to keep both our members and our MLS out of trouble. Canopy MLS monitors for inappropriate use of the words or phrases listed below.

Able bodied	Colored	Landlord (description of)	One person
Adult community	Couple	Latino	Oriental
Adult living	Couples only	Married	Physically fit
Adults only	Crippled, no	Mature couple	Polish
African	Deaf, no	Mature individual	Puerto Rican
Agile	Employed, must be	Mature person	Retarded, no
Alcoholic, no	Empty nester	Membership approval required	Retired
Asian	(Ethnic references)	Mentally handicapped, no	Seasonal worker, no
Board approval required	Handicapped, not for	Mexican-American	Shrine
Bachelor	Healthy only	Mormon Temple	Single person
Black, no	Hispanic	Mosque	Singles only
Catholic	Impaired, no	(nationality)	Soc. Sec. Ins. (SSI), no
Caucasian	Independent living	Newlyweds	Tenant (description of)
Chicano	Indian	Older person	Unemployed, no
Children, no	Integrated	One child	White
(#of) children	Irish		White only
Chinese	JAARS		YMCA
Christian	Jewish		YWCA

This list is the product of a conciliation agreement between HUD, the Fair Housing Council of Oregon and the Portland Metropolitan Area Boards and Associations of Realtors® Multiple Listing Service, Inc., and is not the product of a ruling by a court or HUD. HUD has not endorsed this list. Words not appearing on this list could be used to discriminate. Conversely, words appearing on the list will not always violate the law. HUD provides more information about advertisements under the Fair Housing Act in this document: https://www.hud.gov/sites/documents/DOC_7784.PDF

Fair Housing and the Code of Ethics For more information about language you should and should not use in listings and advertising, [read VP of Risk Management Michele McCaskill's article in Realtor® Reflections.](#)