

# **WARNING**

## **READ CAREFULLY - AVOID POSSIBLE \$50,000 FINE**

**The Fair Housing Act** makes illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

The remarks section on your MLS listings are viewed by HUD the same as advertising. Any discriminatory terms could lead to a fine of up to \$50,000 to both the broker and MLS.

The following terms should not be used. These are only guidelines. Fines could also be assessed for similar statements or for the use of code words.

### **Never Use The Following Terms**

adults only	one person	no reference to nationalities
older person(s)	single(s) only	no description of landlord
bachelor	single person	no description of tenants
no children	empty nesters	no Soc. Sec. Ins. (SSI)
# of children	able bodied	no seasonal worker
couple(s) only	no handicapped	integrated
married	no mentally handicapped	
mature person(s)	physically fit	
mature individual(s)	no ethnic references	
newlyweds	no religious references	

Any other phrases similar to these also cannot be used.

### **Do Not Use This**

no smokers  
no drinkers  
employment verification  
must be employed  
recent pay stubs  
no unemployed  
Board approval required  
membership approval required

### **Use This**

no smoking  
no drinking  
income verification required  
Sale may be subject to terms + conditions of an offering plan.

***MLS WILL EDIT LISTINGS WHICH USE THESE OR SIMILAR PHRASES.***

***VIOLATIONS WILL RESULT IN FINES BY MLS AND POSSIBLE LEGAL ACTIONS BY OTHER AGENCIES.***

Source: Fair Housing Advertising Manual, Oregon Newspaper Publishers Assoc.  
(a reference guide used by Newsday and other publishers)  
(503) 624-NEWS - FAX (503) 639-9009

***Please post prominently and give each agent a copy.***