

RANW MLS Fair Housing Questionable Words and Phrases – Revision April 2019

Updates to Rev. 2013 – Approved Board of Directors April 2019

Updates: The Code of Ethics, Article 10, was updated for the most current article and there are a few additional Fair Housing documents from NAR attached to this document to further assist with the education to Members.

“Understand the Fair Housing Laws and be aware of your acts and the consequences of violating these laws”

As originally drafted by the RANW Equal Opportunity Committee and subsequently updated by the RANW MLS Committee and approved by the RANW MLS Directors to assist the members in the law and the Realtor Code of Ethics, specifically Article 10.

- The following list of Fair housing questionable words and phrases are used for word search on RANW MLS system Property Public Remarks. When the listing is being entered and a word/phrase is questioned, the listing agent /listing company may decide the word/phrase is not being used in the context of discrimination and choose to keep the word/phrase as part of the Remarks. It is important to note that this list is not all encompassing, and that common sense and the law must be used.
- It should be further noted that MLS Rules recommend the use of Remarks to describe the property and not the potential buyers.
- There is also a list of examples of the questionable words and phrases – how to use and not use these within the MLS System Property Remarks (or other areas you may publish the listing.
- Article 10 of the REALTORS Code of Ethics is also below. Article 10. For the most updated Articles or more information, it is suggested to check the website www.ranw.org.

I. The list of Questionable words and Phrases:

Active
Adult
Child
Couple
Empty nester
Exclusive
Family
First time
Handicap
Handyman
He/she
His/hers
Ideal (for)
Jack and Jill
Man/woman
Married
Mature
Neighborhood
Older (new 2008)
Perfect (for)
Prestigious
Private
Retired
Single
Senior
Sportsman
Older (new 2008)

New words approved to add:

Bachelor
Man-Cave
She-Shed

FYI-the words/phrases - Deleted 2008:

Executive, Newlywed, No, Starter

II. Examples of use, for the following words that are in the MLS word search, see codes below:

Some words have all three codes, some have only two.

- **B=Bad** (not acceptable to use) **G= Good** (acceptable to use) **A=Alternative** (a way to get point across)

1. **Active** – B- This duplex community has many opportunities for the active individual.
 G- This beautiful subdivision has an active neighborhood association.
 A- Plenty of community activities!
2. **Adult-** B- This home is located in a quiet neighborhood –ideal for adults.
 G- Beautiful adult trees surround this property.
3. **Child -** B- Your child will love the built-in play ground.
 G- The backyard pool will bring out the child in you!
4. **Couple-** B- Nice home for a new couple.
 G- This home coupled with the huge lot, makes this a real find!
5. **Empty -** B- Too much space for an empty nester.
 Nester A- Size makes home cozy and easy to care for!
6. **Exclusive-** B- Large home in exclusive neighborhood.
 G- This home has exclusive driveway access.
 A- Large home in gated community.
7. **Family-** B- This family home won't be on the market for long.
 G- Home has large family room.
 A- Tons of room will accommodate any owner.
8. **First time-** **no suggestions received**
9. **Handicap-** B- If you are handicapped, this house won't be for you.
 G- Current seller is handicapped and has added a ramp to the front door.
 A- Home has universal design features.
10. **Handyman-** B- Here is a great handyman special!
 G- N/A
 A- Needs some TLC.
11. **He/She-** B- He/she will love the gourmet kitchen in this home.
 G- N/A
 A- Anyone will love the design.
12. **His/Hers-** B- Den room is great for his/her special get-a-way.
 A- Extra room would make great office space for anyone!
13. **Ideal (for)-** B- This home is ideal for a single person.
 G- Surrounded by ski trails, lakes and stream; this property is ideal.
14. **Jack and Jill-** B- Your family will love the Jack & Jill bathroom in this home.
 A- Bathrooms have convenient joint access to bedrooms!
15. **Man/Woman-** B- Needs a woman's touch.
16. **Married-** B- This home is perfect for a married couple.
 G- This home has the perfect marriage of old and new design!
17. **Mature-** B- The home is perfect for the mature home buyer.
 G- Mature landscaping surround this home.
18. **Neighborhood-** B- Great neighborhood for small children!
 G- Active neighborhood organization.
19. **Perfect (for)-** B- The home would be perfect for newlyweds.
 G- The back yard has plenty of shade perfect for those hot summers.

- 20. Prestigious –** B-This home is located in the most prestigious area of town.
- 21. Private –** B- Enjoy membership to private club nearby.
G- Has long winding private driveway.
- 22. Retired-** B- A retired couple would love the easy care of this home.
G- The seller has retired the orange shag carpeting!
A- You'll have lots of leisure time with this easy care home!
- 23. Single –** B- Singles will love the downtown location!
G- Single car garage.
- 24. Senior –** B- Senior citizens will love the neighborhood.
G- Senior center is within walking distance.
- 25. Sportsman-** B – This one is located with the sportsman in mind!
G – Any sportsman will love this hunting land.
A – Great recreational opportunities!

III. REALTOR Code of Ethics – Article 10

REALTORS® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, national origin, or sexual orientation, or gender identity. REALTORS® shall not be parties to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, or sexual orientation, or gender identity. (Amended 1/14)

REALTORS® in their real estate employment practices, shall not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, or sexual orientation, or gender identity. (Amended 1/14)

Standard of Practice 10-1

When involved in the sale or lease of a residence, REALTORS® shall not volunteer information regarding the racial, religious or ethnic composition of any neighborhood nor shall they engage in any activity which may result in panic selling, however, REALTORS® may provide other demographic information. (Adopted 1/94, Amended 1/06)

Standard of Practice 10-2

When not involved in the sale or lease of a residence, REALTORS® may provide demographic information related to a property, transaction or professional assignment to a party if such demographic information is (a) deemed by the REALTOR® to be needed to assist with or complete, in a manner consistent with Article 10, a real estate transaction or professional assignment and (b) is obtained or derived from a recognized, reliable, independent, and impartial source. The source of such information and any additions, deletions, modifications, interpretations, or other changes shall be disclosed in reasonable detail. (Adopted 1/94, Renumbered 1/06)

Standard of Practice 10-3

REALTORS® shall not print, display or circulate any statement or advertisement with respect to selling or renting of a property that indicates any preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. (Adopted 1/05, Renumbered 1/05 and 1/06, Amended 1/14)

Standard of Practice 10-4

As used in Article 10 "real estate employment practices" relates to employees and independent contractors providing real estate-related services and the administrative and clerical staff directly supporting those individuals. (Adopted 1/00, Renumbered 1/05 and 1/06)

Note: For updates to Article 10, Standards of Practice, or for the Federal and State laws, please visit: www.ranw.org