

Growing List of Unacceptable Words and Phrases Not to Use in Appraisal Reports

Affordable Neighborhood	Ethnic
African	Ethnically
African American	Ethnicity
Age	European
Alaska Native	Exclusive
American Indian	Family-Friendly
Asian	Female
Baby	Food Stamps
Bad Credit	Foreign
Binary	Foreigner
Bisexual	Fraud
Black	Gang
Blind	Gay
Buddhist	Gender
Bullets	Gentrified
Catholic	Gentrification
Caucasian	Ghetto
Cheap	Good Location
Childbearing	Good Neighborhood
Children	Graffiti
Chinese	Granny Flat
Christian	Handicap
Church	High Crime
Citizen	Hindu
Colored	Hispanic
Convenient to Shopping Areas	Hoard
Crime	Hoarder
Crime-ridden	Hoarding
Crippled	Homeless
Cuban	Homogenous
Daca	Homosexual
Deaf	House Of Faith
Desirable	House Of Worship
Desirable Area	Illegal
Desirable Environment	Immigrant
Desirable Location	Indian
Desirable Market	Inexpensive
Desirable Neighborhood	Integrated
Disabled	Integrated Community
Discrimination	Islam
Diverse	Islamic
Economical	Japanese

Jewish
Lack of Pride of Ownership
Latino
Lesbian
LGBTQ
Low Cost
Low Income
Marital Status
Married
Master Bedroom
Maternity Leave
Mature
Mexican
Middle Eastern
Mosque
Mother-In-Law Quarters
Muslim
National
Nuisance
Origin
Nationality
Native
Native American
Native Hawaiian
Negro
No Pride Of Ownership
Non-binary
Old
One Parent
Pacific Islander
Paternity Leave
Poor
Poor Neighborhood
Pregnant
Prestigious
Pride
Pride Of Ownership
Projects
Public Assistance
Public Housing
Puerto Rican
Queer
Race
Racial

Religion
Retired
Senior
Sex
Singles
Slum
Social Security
Spanish
Spouse
Strong Market
Students
Synagogue
Temple
Traditional
Transgender
Transient
Undesirable
Undesirable Area
Undesirable Environment
Undesirable Location
Undesirable Market
Undesirable Neighborhood
Unmarried
Walking Distance
Weak Market
Well-Kept
White
Woman
Women
Young

REFERENCES:

Fannie Mae:

Unacceptable Appraisal Practices

<https://selling-guide.fanniemae.com/sel/b4-1.1-04/unacceptable-appraisal-practices#P13176>

McKissock:

Say This, Not That: Words and Phrases to Replace in Your Appraisal Reports

<https://www.mckissock.com/blog/appraisal/say-this-not-that-words-and-phrases-to-replace-in-your-appraisal-reports/>

Working RE Magazine:

Growing list of words not to use in Appraisals.

<https://www.workingre.com/wp-content/uploads/2023/10/growing-list-of-bad-words.pdf>