



Growing List of Words Not to Use in Appraisals

by Isaac Peck, Publisher

The list of “naughty” words that appraisers are being instructed not to use is growing exponentially. In its June 2021 Appraiser Update newsletter ([Bit.ly/appraiser-update](https://bit.ly/appraiser-update)), Fannie Mae seemingly started the conversation, writing: “Readers may perceive certain subjective words as proxies for demographic composition... Appraisers should avoid using words that lend themselves to biased judgments. Instead, the appraisal report should document objective facts.” Fannie Mae specifically highlighted several subjective words and phrases as problematic, including “desirable neighborhood,” “crime-ridden area,” “affordable neighborhood,”

and “integrated community.” Since 2021, many appraisal management companies (AMCs) and lenders have taken Fannie Mae’s initial guidance much farther—with some building out long lists of words and phrases that they are now prohibiting their panel appraisers from using. While these expanded lists are client-specific, the appraiser profession as a whole is being pressured to avoid a wide range of subjective and descriptive words that could be classified as being biased against a particular protected class. Below is a list circulated by an AMC that an appraiser recently shared with *Working RE*. **WRE**

Affordable Neighborhood	Daca	Good Neighborhood	Marital Status	Queer
African	Deaf	Graffiti	Married	Race
African American	Desirable	Handicap	Maternity Leave	Racial
Age	Desirable Area	High Crime	Mature	Religion
Alaska Native	Desirable	Hindu	Mexican	Retired
American Indian	Environment	Hispanic	Middle Eastern	Senior
Asian	Desirable Location	Hoard	Mosque	Sex
Baby	Desirable Market	Hoarder	Muslim	Singles
Bad Credit	Desirable	Hoarding	National Origin	Slum
Binary	Neighborhood	Homeless	Nationality	Social Security
Bisexual	Disabled	Homogenous	Native	Spanish
Black	Discrimination	Homosexual	Native American	Spouse
Blind	Diverse	House Of Faith	Native Hawaiian	Students
Buddhist	Economical	House Of Worship	Negro	Synagogue
Bullets	Ethnic	Illegal	No Pride Of	Temple
Catholic	Ethnically	Immigrant	Ownership	Transgender
Caucasian	Ethnicity	Indian	Non-binary	Transient
Cheap	European	Inexpensive	Old	Undesirable
Childbearing	Exclusive	Integrated	One Parent	Undesirable Area
Children	Female	Integrated	Pacific Islander	Undesirable
Chinese	Food Stamps	Community	Paternity Leave	Environment
Christian	Foreign	Islam	Poor	Undesirable Location
Church	Foreigner	Islamic	Poor Neighborhood	Undesirable Market
Citizen	Fraud	Japanese	Pregnant	Undesirable
Colored	Gang	Jewish	Pride	Neighborhood
Crime	Gay	Latino	Pride Of Ownership	Unmarried
Crime-ridden	Gender	Lesbian	Projects	White
Crippled	Gentrification	LGBTQ	Public Assistance	Woman
Cuban	Ghetto	Low Cost	Public Housing	Women
	Good Location	Low Income	Puerto Rican	Young