

Multifamily Words of Concern

The following list contains words and phrases that the Freddie Mac Multifamily Appraisal team advises to use with discretion.

If you have any questions, please contact the Multifamily Appraisal team at multifamily_appraisals@freddiemac.com.

Words/Phrases

Adorable	Empty Nesters	Latino	Risk
African	Established Community	Latinx	Rural
Appeal	Family(ies)	Low Crime	School
Asian	Fast Growing	Marketability	Section 8
Attractive	FHA	Mentally Ill	Senior Citizens
Baptist	Filipino	Mexican	Sex/Gender/Gay/LGBT/Queer and other related words
Beautiful	Foreign	Millennial	Shrine
Black	Gentrification	Montessori	Sophisticated
Black Neighborhood	Gentrified	Mormon	Spanish
Black only	Gen X	Mosque	Stabilize
Boomer	Gen Y	Muslim	Standards
Buddhist	Gen Z	Neighborhood	Synagogue
Catholic	Golden Agers	Nice Neighborhood	Temple
Caucasian	Good Neighborhood	Nursing home	Tenant
Cheap	Good School District	Occupied	Theft
Chicano	Good Subdivision	Oriental	Undesirable
Chinese	Gross	Polish	Unemployed
Christian	Handicap	Poor Neighborhood	Up and Coming
Church	Handicapped	Poor Subdivision	Vandal

Community	High Crime	Potential	Vandalism
Cosmetic	Hindi	Preferred Community	Voucher
Country Club	Hindu	Pregnant	Warm
Cozy	Hispanic	Prestigious	Welfare
Crime	Homeless	Pride	Wheelchair
Crime-ridden	Homogenous	Protestant	White Neighborhood
Criminal	Hot Market	Public Housing	White only
Demographic	Hungarian	Puerto Rican	Worship
Desirable	Immigrant	Quality Neighborhood	55 and 55+
Disability	Integrity	Quiet Neighborhood	
Disabled	Irish	Quiet Tenants	
Elder	Jewish	Retiree(s)	
Elderly	Kids	Retirement	