

NO REGRETS MOVE™

Fair Housing and Practice Guardrails

Objective-use, client-choice, referral and professional-scope reminders

Fair Housing and professional-use notice

No Regrets Move provides educational decision-support tools and does not recommend particular neighborhoods or properties. Professionals remain responsible for complying with federal, state and local Fair Housing requirements, applicable professional standards, brokerage policies and other legal obligations. Apply objective criteria consistently, preserve client choice, and do not use protected characteristics—or proxies for protected characteristics—to direct a client toward or away from any community or housing opportunity. Provide factual information from appropriate sources and avoid personal opinions, subjective neighborhood characterizations and unsupported conclusions. This resource is not legal advice or a substitute for professional training, broker supervision or advice from qualified counsel.

Do not ask about, encourage or record

- Race, color or national origin
- Religion
- Sex
- Familial status
- Disability diagnoses
- Preferred demographic composition of a community
- “Family-friendly” neighborhoods
- “Safe” neighborhoods
- “Good” schools
- Desired types of neighbors
- Religious or ethnic community composition
- Neighborhood “vibe” or similar subjective proxies

Use objective, client-defined functional criteria

- Client-identified geographic boundaries
- Maximum commute time
- Price range
- Housing type
- Accessibility features requested by the client
- Distance or travel time to client-identified destinations
- Client-identified services requiring access
- Objective timing, financial and transportation constraints

Schools, crime and similar neighborhood information

- Do not provide subjective opinions.
- Do not label schools as good or bad.
- Do not label places as safe or unsafe.
- Direct clients to appropriate objective sources so they can evaluate the information themselves.
- Apply the same information process consistently for every client.

- Preserve the client's independent choice.
- Follow your brokerage requirements and current applicable law.

Referral guardrails

- Disclose compensated referral relationships as required by law and brokerage policy.
- Offer referrals as a convenience, never as a condition of service.
- Confirm that the client understands they may select any professional.
- Refer questions outside your scope to appropriately qualified professionals.

Authoritative references

[HUD — Fair Housing Act overview](#)

[National Association of REALTORS® — Fair Housing](#)

[NAR — Fair Housing and discussing schools, crime and community information](#)

These references are provided for convenience. They do not grant No Regrets Move or its users any compliance safe harbor.

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