

FREE FOR EVERY AGENT

The Listing Gate

A Fair Housing wording check for listing descriptions. Paste a listing, see what to look at again.



thelistinggate.netlify.app

What it does

Agents paste a listing description, often one written by AI. The Listing Gate marks wording worth a second look for Fair Housing, claims the agent would have to prove, and generic AI phrasing. It then hands back a draft with a box wherever a real fact belongs.

01 PASTE

Straight from ChatGPT, the MLS draft or notes.

02 SEE EVERY FLAG

What it touches, why, and where the rule comes from.

03 FILL IN FACTS

Type the real details and copy the draft.

Four kinds of second look

X · Explicit

States a preference or limit, such as "adults only".

P · Proxy risk

Could signal who should live there. Context decides.

V · Verify

A claim to back up, such as "top-rated schools".

G · Style

Not a legal problem. "Master suite", "stunning".

Why it is safe to share

- No account, no cookies, no analytics. The check runs in the agent's browser and the listing text is never sent anywhere.
- Anyone can verify that: open the browser's Network tab and paste.
- Every flag shows its source, labelled Law, Guidance or Industry training.
- It never calls a listing "compliant". It points to what to read again.

What it cannot do

- Check photos, or who an ad is shown to.
- Catch phrases that are not on its list of 47.
- Cover state and local law. Federal only for now.
- Account for lawful exceptions, such as 55+ housing.

How well it works, honestly

On an internal test of 50 listings it caught 21 of 25 problem listings and wrongly flagged 1 of 25 clean ones. The author wrote and scored that test, so it is not independent. The word list (v2.1, 20 October 2026) has **not yet been reviewed by an outside Fair Housing professional**. It is general education, not legal advice. Your broker or compliance officer is the authority.

Share it with your members or agents

Free for members: paste a listing description and the Listing Gate marks phrases worth a second look for Fair Housing before it goes live. No signup. Nothing leaves your browser. <https://thelistinggate.netlify.app/go/assoc/>

Questions, or want to review the word list? basilbaradie@gmail.com

The Listing Gate comes from *The 17% — AI for Real Estate Agents* by Basil Baradie. © 2026 Basil Baradie.