

Purchase a Home Now
and Take Advantage of
the New Tax Credit of
up to **\$8,000**



RealityCheck

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A benefit that makes your new home affordable

A tax credit is available for first-time homebuyers under the American Recovery and Reinvestment Act of 2009. If you buy a home between January 1, 2009 and November 30, 2009, you may be eligible to receive a tax credit for 10% of the purchase price of your home—up to \$8,000. Program highlights include:

1. Any individual (and if married, their spouse) who has no ownership interest in a home during the last three years is eligible.
2. Full credit for single taxpayers with incomes up to \$75,000 (\$150,000 on a joint return); partial credit for incomes up to \$95,000 (\$170,000 joint return).
3. Available only for the purchase of a single-family home that will be used as a principal residence.
4. Homebuyers can reduce (or even eliminate) their income tax liability for the year of purchase by claiming the credit on their tax return.*
5. If the home is sold before three years, the first-time home buyer (who is now the seller) must pay the IRS the entire amount of the tax credit at closing.

If you are a first-time homebuyer, now may be the ideal time to consider purchasing a home. Contact me today to learn more about the current state-of-the-market, including details on determining your purchasing power in today's market.

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