



# HOME BUYER TAX CREDITS AT A GLANCE

The Worker, Homeownership and Business Assistance Act of 2009 has extended the tax credit of up to \$8,000 for qualified first-time home buyers purchasing a principal residence. It also authorized a tax credit of up to \$6,500 for qualified repeat home buyers. Are you eligible? Check the full requirements at [www.federalhousingtaxcredit.com](http://www.federalhousingtaxcredit.com) or your tax advisor and then give us a call.

With several loan programs to choose from, including FHA loans with down payments as low as 3.5%, we can make your first home — or your next home — possible.

## **\$8,000 First-Time Home Buyer Tax Credit**

- The \$8,000 tax credit is for first-time home buyers only. The IRS defines a first-time home buyer as someone who has not owned a principal residence during the 3 year period prior to the purchase.
- The tax credit does not have to be repaid unless the home ceases to become the primary residence within three years.
- The tax credit is equal to 10% of the home's purchase price up to a maximum of \$8,000.
- The tax credit applies only to homes priced at \$800,000 or less.
- The tax credit now applies to sales occurring on or after January 1, 2009 and on or before April 30, 2010. However, in cases where a binding sales contract is signed by April 30, 2010, a home purchase completed by June 30, 2010 will qualify.
- For homes purchased on or after January 1, 2009 and on or before November 6, 2009, the income limits are \$75,000 for single taxpayers and \$150,000 for married couples filing jointly.
- For homes purchased after November 6, 2009 and on or before April 30, 2010, single taxpayers with incomes up to \$125,000 and married couples with incomes up to \$225,000 qualify for the full tax credit.

## **\$6,500 Move-Up/Repeat Home Buyer Tax Credit**

- To be eligible to claim the tax credit, buyers must have owned and lived in their previous home for five consecutive years out of the last eight years.
- The tax credit does not have to be repaid unless the home ceases to become the primary residence within three years.
- The tax credit is equal to 10% of the home's purchase price up to a maximum of \$6,500.
- The tax credit applies only to homes priced at \$800,000 or less.
- The credit is available for homes purchased after November 6, 2009 and on or before April 30, 2010. However, in cases where a binding sales contract is signed by April 30, 2010, the home purchase qualifies provided it is completed by June 30, 2010.
- Single taxpayers with incomes up to \$125,000 and married couples with incomes up to \$225,000 qualify for the full tax credit.

**SHERI COWAN, MORTGAGE BANKER**  
Office 512-904-1193 Cell 512-750-8833  
Email: [sheric@colonialsavings.com](mailto:sheric@colonialsavings.com)  
[www.cnmc.com/shericowan](http://www.cnmc.com/shericowan)



A DIVISION OF COLONIAL SAVINGS, F.A.



This is not an offer to extend consumer credit as defined by Section 222.6 of Reg. Z. Rates subject to change. Eligibility for tax credits is the sole responsibility of the borrower. Consult your tax advisor.