

FREE REPORT: *Six Fast Facts About the First-Time Homebuyer Tax Credit*

This limited-time offer might be just what you need to start building a foundation for the future... and begin enjoying a place to call home.

If huge inventory and low interest rates aren't enough to compel you to make your first home purchase, maybe the addition of a sizeable tax credit will help.

Here are six fast facts to help you determine whether the First-Time Homebuyer Tax Credit will work for you:

1. The tax credit applies to homes purchased between April 9, 2008, and June 30, 2009.

For the purpose of the tax credit, the purchase date is considered the date of closing. A home constructed by a contractor on a lot you previously owned also qualifies, as long as you take occupancy of the residence between April 9, 2008, and June 30, 2009.

2. Income limits restrict who can claim the tax credit.

The credit is not available for single taxpayers whose adjusted gross income is more than \$95,000 or for married couples whose adjusted gross income exceeds \$170,000. Single or head of household taxpayers who earn between \$75,000 and \$95,000 and married couples who earn between \$150,000 and \$170,000 are eligible for a partial credit. If you file single or head of household and your adjusted gross income is less than \$75,000, or if you are married and file jointly and your adjusted gross income is less than \$150,000, you can claim the entire \$7,500 credit.

3. Any U.S. citizen who pays taxes, has not owned a home as his or her principal residence during the past three years and meets the income requirements is eligible for the tax credit.

Married taxpayers qualify only if neither spouse has owned a principal residence in the past three years.



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4. All homes purchased by eligible first-time homebuyers qualify for the credit.

This includes new and existing single-family homes, townhomes and condominiums—as long as the home is in the United States and will serve as your principal residence.

5. The amount of the tax credit is tied to the price of the home.

The credit is for 10% of the price of the home, up to a maximum of \$7,500. If your new home costs \$65,000, the tax credit would be \$6,500. If your new home costs \$200,000, the tax credit would be \$7,500. The amount of the tax credit is the same for all eligible taxpayers, married or single.

6. The tax credit is actually an interest-free loan that must be repaid.

If you claim the tax credit, you will be expected to pay it back to the government over 15 years, beginning in the second year after you purchase the home. If you sell the home, the remaining credit amount would be due from the profit on the home sale; if there is insufficient profit, then the remaining credit payback would be forgiven.

Feel free to contact me at 877-965-4800 if you have additional questions or need clarification on anything else concerning this outstanding limited-time opportunity. I would be happy to sit down with you to discuss your eligibility and your options for making a move that not only will help you build wealth, but also will give you a place to call “home.”

For more information on market trends, mortgage rates, investments or real estate needs, please feel free to contact us!

I'm always here to help!



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