



# Congress Passes Stimulus Package Giving Major Tax Credit for First Time Homebuyers!

**FIRST-TIME HOMEBUYER TAX CREDIT**  
February 2009

FEATURE	REVISED CREDIT— EFFECTIVE FOR PURCHASES CLOSED ON OR AFTER JANUARY 1, 2009 AND BEFORE DECEMBER 1, 2009
<b>Amount of Credit</b>	Lesser of 10 percent of cost of home or \$8,000.
<b>Eligible Property</b>	Any single family residence (including condos, co-ops, townhouses) that will be used as a principal residence.
<b>Refundable</b>	Yes. Reduces or can eliminate tax liability for the year of purchase. Any unused amount of tax credit refunded to purchaser.
<b>Income Limit</b>	Full amount of credit available for individuals with adjusted gross income of no more than \$75,000 (\$150,000 on a joint return). Phases out above those caps.
<b>First-time Homebuyer Only</b>	Purchaser (and purchaser's spouse) may not have owned a principal residence in 3 years previous.
<b>Revenue Bond Financing</b>	Purchasers who utilize revenue bond financing can use credit.
<b>Repayment</b>	No repayment required.
<b>Recapture</b>	If home is sold within 3 years of purchase, entire amount of credit is recaptured on sale. Applies only to homes purchased in 2009.
<b>Termination</b>	December 1, 2009
<b>Effective Date</b>	All revisions effective as of January 1, 2009

The information in this flyer is not to be construed as legal or tax advice. We strongly suggest that you contact a tax advisor prior to acting on this information.

