

## 2009 FIRST-TIME HOMEBUYER TAX CREDIT

<b>Amount of Credit</b>	10 percent of cost of home to a maximum of \$8,000
<b>Eligible Property</b>	All principal residences, including houses, condos, co-ops & townhouses
<b>Refundable</b>	Purchasers will receive a refund for the unused amount of the credit when tax return is filed
<b>Income Limit</b>	Full credit for incomes up to \$75,000 for an individual and \$150,000 for a couple; phases out above \$95K and \$170K
<b>First-Time Homebuyer</b>	Purchaser and purchaser's spouse may not have owned a principal residence in 3 years prior to purchase
<b>Revenue Bond Financing</b>	Purchasers who utilize revenue bond financing can also use the tax credit
<b>Repayment</b>	Tax credit does NOT have to be repaid unless home is sold within 3 years
<b>Recapture</b>	If home is sold within 3 years of purchase, entire amount of credit is recaptured at time of sale
<b>Effective Dates</b>	Applies to purchases closed on or after January 1, 2009 and before December 1, 2009
<b>Accessing the Credit</b>	Can file with either 2008 or 2009 tax return; if filing in 2009, can adjust withholding or estimated tax payments

## OTHER PROVISIONS

<b>Loan Limits</b>	FHA, Fannie Mae and Freddie Mac loan limits extended to \$729,750 through 2009
<b>Credit Advance</b>	Allows state housing finance agencies to help buyers at closing by advancing the credit as a loan using proceeds from tax-exempt bonds
<b>Energy-Efficient Home Improvements</b>	Tax credit of 30% of the cost of qualifying energy-efficient improvements such as furnace, water heater, roof, windows, insulation to a maximum of \$1,5000

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