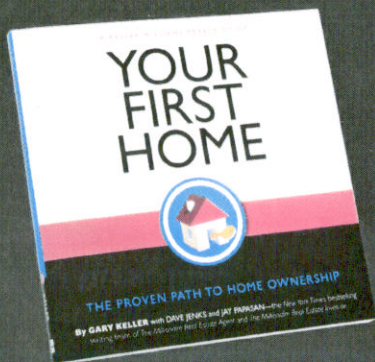


# \$8,000 CLOSER TO HOME



Getting Your Fair Share  
of the Tax Credit with  
*Your First Home*



## Get your personal stimulus payment here

**It's not every day that someone dangles an \$8,000 carrot under our noses.**

Especially during challenging economic times. But today is one of those special days. So if you're interested, I have one heck of a deal for you to consider.

And here it is. How would you feel about buying your own home and, in the process, getting a check for up to 8,000 clams?

Of course, buying a home is a major life decision. It's one millions of Americans happily make every day. And one you can make too. But let me share a little secret: rarely do new homeowners get up from the closing table knowing they'll be sent \$8,000 in the mail. You can, and with a big smile on your face.

The pages that follow explain what the \$8,000 first-time buyer tax credit is and how to qualify for it.

Close on a home before November 30, 2009, and get up to \$8,000 through the 2009 tax credit. But you must act quickly to find and buy your home *before* this legislation expires.

Contact your Keller Williams agent today to get started!





## The 2009 tax credit story

**2009 is a tough time economically. Tough times sometimes call for government intervention. (If you're smart, this can work to your benefit. And you are smart. So read on.)**

To help stabilize the U.S. housing market and provide a boost to our economy during the challenging downturn often referred to as "The Great Recession," the U.S. Congress enacted the **American Recovery and Reinvestment Act of 2009**. President Obama signed the bill into law in February 2009, and it provides for a one time tax credit of up to \$8,000 for first-time home buyers who stay in their new home for 36 consecutive months.

**It can put up to \$8,000 in your pocket for FREE. But you must act soon.**

The Recovery Act offers an \$8,000 tax credit for first-time homebuyers – defined as individuals or married couples who have not bought a primary residence in the last three years. To get the tax credit, you must close on your purchase by November 30, 2009, and you must live in

the home for 36 months. (Again, a primary or principle residence is defined as the property or dwelling where you, as the owner, live the majority of the time. It may include any type of residence, such as a house, apartment, condo, mobile home, houseboat, large shoe, or anything in between. We're kidding about the shoe.)

It has an income restriction. So read this part carefully.

If you file your taxes as an individual, you will qualify as long as your income does not exceed \$75,000 (up to \$95,000 adjusted gross income). If you file jointly, you and your spouse will qualify as long as your income does not exceed \$150,000 (up to \$170,000 adjusted gross income).

**Let's recap. You qualify for the credit. You close on a home. You fill out and mail paperwork to the IRS. You get a check for up to \$8,000.**

You'll work with your real estate professional to find and eventually buy a home. Upon closing, keys and title are transferred and you'll fill out and mail IRS tax form 5405. The fine folks at the IRS will then review your file. If it's approved, they'll send you a check for up to \$8,000 in 30–60 days. It's that easy. BUT, keep in mind that if you owe the government taxes, they will take whatever monies you owe first, and cut you a check for the remainder. There are many scenarios, but let's take a look at two of the more common ones.