

**\$8000
TAX CREDIT**

The Time is Now.

Find out how you can get an \$8000 tax credit.



2009 AMERICAN RECOVERY AND REINVESTMENT ACT

FEATURE	REVISED CREDIT – EFFECTIVE FOR PURCHASES CLOSED ON OR AFTER JANUARY 1, 2009 AND BEFORE NOVEMBER 30, 2009
Who Qualifies	Purchaser (and purchaser's spouse) may not have owned a principal residence in 3 years previous.
Amount of Credit	Lesser of 10 percent of cost of home or \$8,000.
Eligible Property	Any single family residence (including condos, co-ops, townhouses) that will be used as a principal residence. Vacation and rental properties are not eligible.
How to Apply for Credit	The credit is retroactive and can be claimed on an individual or joint tax return for the purchase of any principal residence that closes between January 1, 2009 and November 30, 2009.
Refundable	The credit is refundable, reduces or can eliminate tax liability for 2009. Any unused amount of tax credit is refunded to purchaser.
Income Limit	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.
Repayment	No repayment required unless home is sold within 3 years of purchase. Then entire amount of credit is recaptured on sale.
Termination	November 30, 2009.
Effective Date	All revisions retroactive as of January 1, 2009.

The information in this flyer is not to be construed as legal or tax advice.

Contact your Coldwell Banker Sales Associate for more information.



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