



Home Buyer Credit Extended & Expanded

Take a close, hard look at the new \$6,500 federal tax credit for “move up” home buyers that passed the Senate and House last week. Though it’s been getting second billing to the original \$8,000 credit for first-time purchases—now extended by Congress through June 30—the \$6,500 credit for current homeowners just might have your name on it.

How does it work? When will it be available?

First things first; The new credit is available now. It took effect Nov. 6, the day President Obama signed the legislation. This means that if you fit the key criteria—you’ve owned and resided in your current home for a consecutive five out of the past eight years, and your adjusted household income doesn’t exceed \$125,000 if you file taxes singly, \$225,000 if you are married filing jointly—you can claim the credit as soon as you close on a qualifying home.

This could be next week, next month or next spring. There is no actual move-up requirement in the new credit. In fact, homeowners who plan to downsize may prove to be significant users of the credit, along with people who are relocating because of employment changes.

If you fit the criteria and are considering buying another home sometime in the coming year, you might want to speed up the process and sign a contract by April 30 and close by June 30 expiration date. Think of it this way: If the government is willing to give you \$6,500 to act a little faster than you had originally, hey, why not? Here are some key features of the \$6,500 credit:

- The home purchased cannot cost more than \$800,000.
- The replacement home must become your main residence. There is no requirement in the legislation that you sell your current home.
- The credit may be applied to single family homes, condominiums, manufactured or mobile homes, and boats that function as your principal residence.

For an excellent consumer resource with frequently asked questions please visit www.federalhousingtaxcredit.com

Source: *Kenneth Harney, Washington Post, Nov. 14, 2009.*



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Upcoming Richmond Events

20/20 Shout Outs!

A special thanks to the following people for their referrals this past month:

Doug & Jennifer Brown

Upcoming Richmond Events

Ever wonder what’s going on in Richmond? Here is a sample of events:

- Free Horse & Carriage Rides
12/04/09
Shockoe Slip
- Grand Illumination
12/04/09
James Center
- Colbie Caillat
12/08/09
The National
- Lovefeast
12/13/09
Ginter Park Presbyterian

Would you like to know more details or see additional events in Richmond? Please visit:

www.gorichmondrealestate.com/events

