

The Tax Credit Gets an EXTENSION AND AN EXPANSION



Homebuyer Tax Credit

FEATURE	November 7, 2009 – April 30, 2010 Rules as enacted November 7, 2009
First-time Buyer – Amount of Credit	\$8,000 (\$4,000 married filing separate)
First-time Buyer – Definition for Eligibility	May not have had an interest in a principal residence for 3 years prior to purchase
Current Homeowner – Amount of Credit	\$6,500 (\$3,250 married filing separate)
Effective Date – Current Owner	November 7, 2009
Current Homeowner – Definition for Eligibility	Must have used the home sold or being sold as a principal residence consecutively for 5 of the previous 8 years
Termination of Credit	Purchases after April 30, 2010
Binding Contract Rule	So long as a written binding contract to purchase is in effect on April 30, 2010, the purchaser will have until July 1, 2010 to close.
Income Limits (Note: Increased income limits are effective as of November 7, 2009)	\$125,000 – single / \$225,000 – married Additional \$20,000 phase out
Limitation on Cost of Purchased Home	\$800,000 Effective November 7, 2009
Purchase by a Dependent	Ineligible effective November 7, 2009
Anti-fraud Rule	Purchaser must attach documentation of purchase to tax return

