

Get up to \$10,000 back

When a Mortgage Credit Certificate is combined with the 2009 Federal Homebuyer Tax credit a homebuyer can get up to **\$10,000 back YEAR ONE** and up to \$2,000 for every year afterwards.

FOR MORE INFORMATION CONTACT

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Mortgage Banker #43954

M.C.C Program Highlights

An annual tax credit of up to \$2,000 per year or \$166 per month.

Homebuyers can qualify by answering **YES** to all of the following questions.

1. Are you a first-time homebuyer? (not owned a home in last 3 years)
2. Do you intend to occupy the home as your residence?
3. Do you pay income taxes?
4. Do you meet the purchase price guidelines?
Non-targeted area \$237,031*
5. Do you meet the income guidelines?
Families of 1-2
Non-targeted area \$71,100*
Families of 3 or more
Non-targeted area \$81,765*

* The income and home purchase price limits given above are for Austin/San Marcos MSA (Bastrop, Caldwell, Hays, Travis, & Williamson County) please refer to our website for income and home purchase price limits in other counties.

2009 Federal Home-buyer Program Highlights

For home purchases from Jan. 1st - Dec. 1st 2009.

Tax Credit is equal to 10% of the purchase of the home, not to exceed \$8,000

Income maximum limits

\$75,000 Adjusted Gross Income for individuals

\$150,000 Adjusted Gross Income for couples

If a taxpayer owes less than the tax credit, the government will send a check for the difference. If the taxpayer is due a refund, the reimbursement will be the refund due + the tax credit.

Recapture Provision: The tax credit is not required unless the home is sold within three years of the purchase.



**For More Information
Call Mike or Trish at 512.583.0193 or 512.627.5100**