



# USE IT OR LOSE IT!

## \$8,000 Tax Credit Now Extended! New Benefits Announced!

Your second chance is here! First-time buyers can earn up to \$8,000 in federal tax credits if they purchase a new home by April 30, 2010 and close escrow by June 30, 2010! And now current homeowners can also receive benefits with the addition of a brand new \$6,500 tax credit for move-up buyers. Own an O'Brien home now and benefit from these remarkable tax credits before it's too late!

### \$8,000 FIRST-TIME BUYER FEDERAL TAX CREDIT

- Must purchase a home on or before April 30, 2010.
- Credit applies only to buyers that haven't owned a principal residence for three years prior to purchase.
- If you purchased after November 6, 2009, single buyers may have a maximum annual income of \$125,000, and married buyers may have a maximum \$225,000 joint annual income.
- Tax credit is equal to 10% of the purchase price with a limit of \$8,000.
- Qualified buyers can benefit from the refundable credit even if they don't have much tax liability.
- The tax break does not have to be repaid—\$8,000 is yours to keep!

### \$6,500 MOVE-UP BUYER FEDERAL TAX CREDIT

- Credit applies only to buyers that have owned and lived in their current home for at least five consecutive years of the past eight years.
- To qualify for the maximum credit, single buyers must have an annual income of \$125,000 or less, and married buyers may have a maximum \$225,000 joint annual income.
- Tax credit is equal to 10% of the purchase price with a limit of \$6,500.

O'BrienHomes.net



Federal tax credits are subject to strict eligibility requirements. O'Brien Homes does not guarantee actual savings or the homebuyer's qualification for tax credits or that funds will be available at the close of escrow as tax credits are subject to eligibility requirements, deadlines and allocation limits. Homebuyers should consult their tax advisor for more complete details. Visit [www.federalhousingtaxcredit.com](http://www.federalhousingtaxcredit.com) for complete information on the federal tax programs. O'Brien Homes is a licensed California DRE Broker, License No. 01194847.