

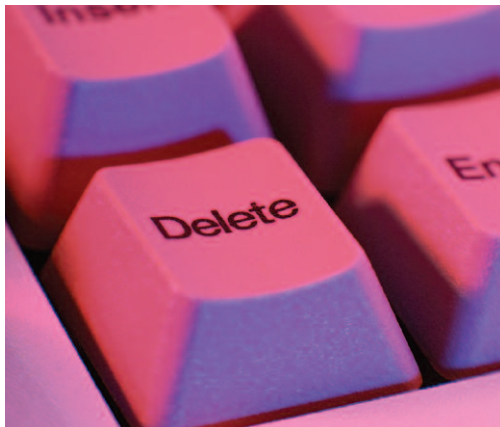
GETTING STARTED

Limited-Time Tax Credit To Help First-Time Buyers

Another feature of the Housing and Economic Recovery Act of 2008 offers qualified first-time buyers a tax credit of up to \$7,500 (or up to \$3,750 for married filing separately) if they purchase a principal residence on or after April 9, 2008 but before July 1, 2009. (The purchase date is the day of closing or settlement.)

The credit — which is more like an interest-free loan — **must be repaid to the government over a 15-year period in equal installments**, or repaid in full when the home is sold or ceases to be used as a principal residence and there is enough gain from the sale to repay the credit. If there is no gain, however, the remainder is forgiven. The first payment is due two years after the credit is claimed.

The amount of the credit is



Buy Your First Home Before July 1, 2009 And Save \$7,500 On Your Income Taxes!

limited to 10% of the purchase price of the home, but no more than \$7,500 or \$3,750, depending on filing status. Those who qualify can claim the credit on their federal income-tax return.

Qualified first-time buyers cannot have owned a principal residence during the three years prior to the home

a divorce, although recapture is not triggered immediately, the spouse who gets the home becomes liable for paying back the credit eventually upon sale.

The full credit is available to married joint-filers with Modified Adjusted Gross Income (MAGI) up to \$150,000, and to single filers

purchase. For married taxpayers, the rule applies to both spouses — if either has owned a principal home within the prior three-year period, neither spouse can claim the credit. However, the new law does not disqualify those who have owned a vacation home or rental property within the three-year period. Also, in

with MAGI up to \$75,000. The credit is phased out for buyers with MAGIs above those levels and is totally unavailable for MAGIs at or above \$170,000 (joint filers) or \$95,000 (single filers).

Contact your tax professional to learn more about the fine points of qualifying for and taking advantage of this limited-time opportunity.

Pay It Forward

We've included lots of timely information in this Special Report to help you save money on your taxes this year and beyond. Don't hesitate to pass along your copy — your friends and relatives could save money too! Of course, we would also be happy to add them to our newsletter distribution list. Thanks in advance for your referrals!



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MARSHALL

\$339,999



Tuscany Retreat

Nestled into the hills on eight picturesque acres, this country home evokes the charm and beauty of Tuscany. Enhanced with four fireplaces, the primary living spaces are designed around a long lap pool, and offer a living room, a grand formal dining room, a chef's kitchen, library and media rooms, and private quarters that include master and guest suites. Putting the emphasis on its beautiful natural setting, this enchanting home is truly exceptional.

Please direct inquiries to:
Your Name 000.000.0000
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WILLIAMSBURG

\$685,000



Governor's Land

Framed by towering trees and bordering the scenic James River, this 1.13-acre estate reflects exquisite workmanship. The 8,000-square-foot residence includes grand formal rooms, a magnificent state-of-the-art kitchen, a walkout lower level with a wine room, and an elevator. Every bedroom is en suite and offers river views, and the first-floor owner's retreat is the essence of luxury, with a fireplace, an opulent bath, and French doors to a deck.

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POOLSVILLE

\$449,999



Gracious Lifestyle

Elegantly appointed, this sensational brick-front gem is set on 2.6 gorgeous acres boasting a circular drive with parking court; multi-level deck; backs to tree-lined open space; elegant moldings; columns & millwork; custom plantation shutters on most windows, updated kitchen with quartz counters, 42" cabinets & Bosch dishwasher; master bedroom fireplace, sitting room, built-in shelves & super bath with jet tub & dual vanity.

Please direct inquiries to:
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Office 000.000.0000
You@YourSite.com