

## 2009 ECONOMIC STIMULUS HOMEBUYER TAX CREDIT

FEATURE	PREVIOUS HOMEBUYER TAX CREDIT APRIL 9, 2008	NEW HOMEBUYER TAX CREDIT FEBRUARY 17, 2009
<b>AMOUNT OF TAX CREDIT</b>	Lesser of 10 percent of cost of home or \$7500	Maximum credit amount increased to \$8000
<b>ELIGIBLE PROPERTY</b>	Any single family residence (including condos, co-ops, townhouses) that will be used as a principle residence	No Change
<b>REFUNDABLE</b>	Yes. Reduces (or can eliminate) income tax liability for the year of purchase. Any unused amount of tax credit refunded to purchaser	No Change
<b>INCOME LIMIT</b>	Yes. Full amount of credit available for individuals with adjusted gross income (AGI) of no more than \$75,000 (\$150,000 on joint return). Phases out above those caps (95,000 and \$170,000)	No Change
<b>FIRST-TIME HOMEBUYER ONLY</b>	Yes. Purchaser (and purchaser's spouse) may not have owned a principle residence in past 3 years	No Change
<b>REVENUE BOND FINANCING</b>	No credit allowed if home financed with state/local bond funding	Purchasers who utilize revenue bond financing can use the credit
<b>REPAYMENT</b>	Yes. Portion (6.67% of credit or \$500) to be repaid each year for 15 years, starting with 2010 tax filing	No repayment for purchases on or after January 1, 2009 and before December 1, 2009
<b>RECAPTURE</b>	If home sold before 15-year repayment period ends, then outstanding balance of repayment amount recaptured on sale	If home is sold within three years of purchase, entire amount of credit is recaptured on sale. Applies only to homes purchased in 2009.
<b>TERMINATION</b>	July 1, 2009	December 1, 2009
<b>EFFECTIVE DATE</b>	Purchases on or after April 9, 2008 and before January 1, 2009. Repayment to begin for 2010 tax year	All revisions are effective as of January 1, 2009