



First Time Homebuyer \$8,000 Tax Credit

The American Recovery and Reinvestment Act of 2009 contains a new **\$8,000 tax credit** for qualified First Time Homebuyers. This tax credit does **NOT** have to be repaid to the government as long as the home buyer remains in the house for at least 36 months after the purchase date.

WHO IS ELIGIBLE?

First-time buyers who purchase any kind of home between **Jan 1, 2009 - Dec. 1, 2009** are eligible for the \$8,000 tax credit or up to 10% of the purchase price, whichever is less. A "First Time Homebuyer" is anyone who has not owned a principal residence during the three year period prior to the purchase.

WHAT TYPES OF HOMES QUALIFY?

Any home that will be used as a primary residence will qualify for the credit. It can be a single family detached home, townhouse, condominium, manufactured home, and even a houseboat! If you have or are building your home, the purchase date is the date when closing occurs and the title to the property transfers to the home owner.

WHY BUY NOW?

- Interest Rates are at All Time Lows.
- A Home is a GREAT Investment.
- You Can Be Choosy—More Inventory Means a Better Selection
- \$8,000 Tax Credit

Whether you are a First Time Home Buyer or need to refinance your existing mortgage loan Central can help meet your needs. For more details contact the loan department at 850-474-0970 or 1-800-375-2235 ext. 3227.

