

# New Credit for First-Time Homebuyers



*CPAs and Consultants*

*Newsletter:  
Volume 2009  
Issue 1*

**WERNER, O'MEARA & CO**

19109 36th Ave W Suite 213  
Lynnwood, WA 98036

Phone: 425-774-8888  
Fax: 425-774-4834  
Email: [admin@werner CPA.com](mailto:admin@werner CPA.com)

Are you a first-time homebuyer looking to take advantage of today's real estate market? Good news! There is a credit available for up to \$8,000 for first time homebuyers.

First-time homebuyers are not only taxpayers who have never owned a home, but also those who have not owned a principal residence in the three years prior to purchasing a home. Also, for taxpayers constructing a home, for credit purposes the purchase date is the date the home is first occupied. So if you have been renting for three years while your new home is being constructed, you still qualify even if you previously owned a home!

First-time homebuyers who purchase their residence after April 8, 2008 through December 31, 2008 are eligible to receive \$7,500 or 10% of the price of the home (whichever is smaller). This credit is in reality an interest free loan which must be paid back to the IRS over a period of 15 years.

First-time homebuyers who purchase their residence from January 1, 2009 through November 30, 2009 are eligible to receive \$8,000 or 10% of the price of the home (whichever is smaller). This amount is a true credit which only must be repaid if the home is sold within three years of the purchase.

If you are eligible for the credit and you purchase your home during 2009, there is no need to wait until you file your 2009 tax return. We can help you amend your 2008 tax return to claim the credit early!

If you have any questions regarding this credit, please call us!

~ Rachel Sites