



GET YOUR OWN GOVERNMENT BAILOUT!

2009 First Time Homebuyer TAX CREDIT ACT NOW !!



LIMITED TIME OFFER!!!

You can qualify for as much as **\$2,500** with the **NEW Federal Tax Credit Program** when you buy a home in our community!

Home Buyer Tax Credit at a Glance:

- ✓ The tax credit is available to people who have not owned a home in the past three years.
- ✓ The tax credit is equal to 10% of the homes purchase price (If married and filing separately the credit is 5% each).
- ✓ This credit is available for homes purchased from January 1, 2009 to December 1, 2009.

***For more details about this program & to see how you can qualify
CALL / E-MAIL NOW! 1-866-9mh-comm
sales@mhcomm.com***

First Time Homebuyer Tax Refund – Top 9 Buyer Questions

1. What is the F.T.H.?

President Obama and Congress have enacted legislation providing a tax refund of up to 10% of the purchase price of a home for first-time homebuyers.

2. What is the definition of a first-time homebuyer?

The law defines "first-time home buyer" as a Buyer who has not owned a home during the three-year period prior to the purchase. For married taxpayers, the law reviews the homeownership history of both the home Buyer and his/her spouse.

3. Is there a limited time that I have to purchase a home?

To qualify, a home purchase must occur after January 1, 2009 and before December 1, 2009.

4. How is the amount of the tax credit determined?

The tax credit is equal to 10 percent of the home's purchase price (5 % if married and filing separately). For example, if the sale price is \$24,900 the additional tax refund would be \$2,499.

5. How much of the refund will be required to be applied to the principal balance of the home if any?

You will get up to \$1000 and our finance company will get the remainder of the refund, which will be applied to the principal balance of the loan. If the total refund is less than \$2,000, the split will be 50/50.

6. What forms are needed to claim this tax credit refund?

Please stop by one of our community offices, and we will provide you the following forms:

- 5405 (Establishes First-time Homebuyer Credit)
- 1040X (Amends your 2008 federal tax return)
- 2848 (Allows the federal refund check to be mailed to our finance company)
- F.T.H. Promissory Note (by signing you agree to pay part of the refund to our finance company).

7. Who will fill out these forms?

You can either use your own tax preparer, or you can complete them yourselves or if you don't have one; we can refer you to a tax preparer. Once completed, you will have to bring the forms back to this office for our review.

8. When will the IRS mail my refund out?

Once your forms have been reviewed and mailed to the IRS, it will take 3 to 4 months for the refund to be mailed back to our finance company. However, you can follow up regarding the status of the refund by calling the IRS @ 1-800-829-1040 or contact the tax preparer after 6 to 8 weeks.

9. How will I get my part of the refund?

Once the check is received, it will be mailed to this community, the manager will accompany you to your bank, or location to cash the check, and you will then obtain a certified check for the agreed upon dollar amount that our finance company will apply to the principal balance of your loan.