

# FIRST TIME HOME BUYER TAX CREDIT



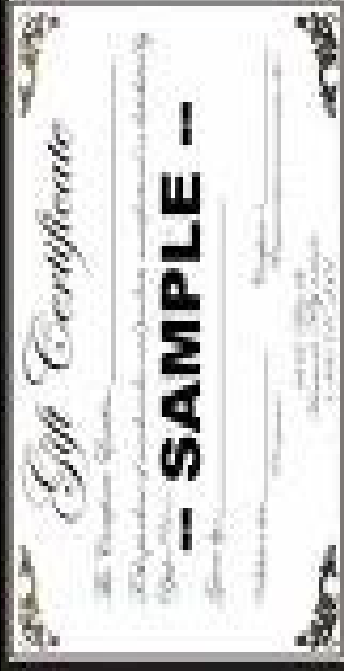
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**McLendon Mortgage  
Company**

[www.mcclendonmortgage.com](http://www.mcclendonmortgage.com)

# How it Works . . . .

- Tax credit is similar to a gift certificate to your favorite store.
- Turn it in for Cash
- Claim on your 2008 tax returns
- File an amended tax return with the IRS



# General Rules

- Can't own a primary home in the last 3 years
- Tax credit can not exceed 10% of the purchase price or more than \$8,000.
- Do not have to payback the tax credit if you occupy the home as your primary residence for 3 years.
- Must purchase the home before December 1, 2009

# Other Rules

- Income limitations:
  - Single = \$75,000/\$95,000
  - Married = \$150,000/\$170,000
- Can't purchase from parents or children
- If married, both spouses must qualify
- If unmarried, split the credit among all eligible buyers.

# Next Step

- Contact a Loan Specialist at  
McLendon Mortgage  
Company  
740-454-6801
- Visit our Website at  
[mclendonmortgage.com](http://mclendonmortgage.com)



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