

# What Arizona REALTORS® Need to Know about the Homebuyer Tax Credit & National Open House

## HOMEBUYER TAX CREDIT

AAR is running a statewide **tax credit awareness campaign** in March and early April 2010 to help get the word out about the homebuyer tax credit. We are encouraging consumers to ask a REALTOR® for details.



### Here are facts you need to know:

#### FIRST-TIME HOMEBUYERS

- The first-time homebuyer tax credit has been **extended** until April 30, 2010.
- First-time homebuyers that meet the qualifications are eligible for up to \$8,000.

#### CURRENT HOMEOWNERS

- The tax credit has also been **expanded** to current homeowners.
- Current homeowners that meet the qualifications are eligible for up to \$6,500.

#### LIMITATIONS

- First-time homebuyers may not have had an interest in a principal residence for 3 years prior to purchase.
- Current homeowners must have used home as a principal residence consecutively for 5 of the previous 8 years.
- The credit applies only to homes under contract by April 30, 2010 and closed by July 1, 2010.
- Income limits apply: \$125,000 (single) and \$225,000 (married). There is an additional \$20,000 phase out.
- There is an \$800,000 limit on the cost of the purchased home.
- Purchases by a dependent are ineligible.
- Purchasers must provide documentation of the purchase with their tax return.
- If the property is sold within 3 years from the date of purchase, the buyer must pay back the full amount of the credit.

#### ADDITIONAL RESOURCES

- NAR Issue Brief – Homebuyer Tax Credit  
[http://www.realtor.org/home\\_buyers\\_and\\_sellers/2009\\_first\\_time\\_home\\_buyer\\_tax\\_credit](http://www.realtor.org/home_buyers_and_sellers/2009_first_time_home_buyer_tax_credit)
- Homebuyer Tax Credit Details from the IRS  
<http://www.irs.gov/newsroom/article/0,,id=204671,00.html>

**Always advise consumers to consult with a tax advisor to determine if they qualify!**

## NATIONAL OPEN HOUSE

AAR's tax credit awareness campaign will culminate with a **nationwide open house** weekend April 10-11, 2010. This is the first time that REALTORS® across the country are joining together for a national open house event.

Find out how you can participate. Visit our informational website:  
<http://www.aaronline.com/openhouse/open.aspx>

