

Dear Friends:

With legislation now on the President's desk for his signature, I thought I would share some important and exciting news about real estate as it relates to the bill just passed by the House and Senate.

• **The government is *extending* the \$8,000 tax credit to first-time home buyers for the purchase of any home they will use as their primary residence as long they stay in the home for the next three years!**

*The old deadline of December 1, 2009 has now been extended until July 1, 2010 as long as you have a binding contract by April 30, 2010. First-time buyers are still eligible for a refundable tax credit equal to 10 percent of the purchase price of their new home, up to \$8,000!*

**And more importantly to every current homeowner in America:**

• **The government is *offering a new tax credit up to \$6,500 to any home buyer provided they have lived in the home they are selling, or have sold, as their principal residence for five consecutive years in the past eight years!***

What's the catch?

1) *You must purchase your new home by April 30, 2010, and close by July 1, 2010. The clock is ticking on this tax credit. **The time to buy is now!***

2) *The new credit is limited to individuals with incomes up to \$125,000 or married couples with incomes under \$225,000. **Most Americans are squarely in this range!***

3) *There is an absolute limit to the cost of home you may buy. Homes over \$800,000 do not qualify for a tax credit. (And, you will have to supply your purchase documents with your 2010 tax forms to prove your purchase.) **That covers about 90% of the homes in the Dayton market!***

What can you do to take advantage of this unique market opportunity? **Call me! Call me today!**

Dayton is a great place to live and a great place to own a home. Now is the time to list or buy your home - it really is a time like no other in history. Interest rates are at historic lows, mortgages are available, inventory is good, prices have never been more competitive - and you will get a tax credit on top of it all!

Call me today and let the Irongate "Family of Services" help you and your family take full advantage of this market.

Sincerely,