

FAQ—continued

I heard the credit is refundable.

What does that mean? Refundable means that it can be claimed even if the taxpayer has little or no federal income to offset. Should that be the case, the IRS will issue a check to the homebuyer for the difference between the tax due and the amount of the tax credit.

Does the tax credit have to be paid back to the government? Only if the home is sold within 3 years of receiving the credit.

How do you claim the credit? On line 69 of Form 1040 enter the amount of the credit as determined by filling out Form 5405. The credit generally will be equal to 10% of the purchase price up to a maximum of \$8,000.



Disclaimer...

The information provided here is not intended, and should not be construed, to be legal, tax or investment advice. Before taking any action based on this information you are strongly encouraged to, and should, consult with a qualified legal, tax and/or investment professional to whom you have provided all pertinent facts and information as to your individual situation.

This pamphlet is intended for general information only and as such, it is provided with no guarantee as to its timeliness, completeness or accuracy. This information is based upon a new federal law. Laws can change at any time. You should consult a profession tax advisor for how the tax credit affects you.

The Ohio Manufactured Homes Association is a nonprofit trade association representing the factory built housing industry in Ohio.



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A New Opportunity for Home Ownership

Helping Homebuyers in Today's Market



OHIO MANUFACTURED HOMES ASSOCIATION



First Time Homebuyer Tax Credit

Quick Reference Guide

New Tax Credit



On February 17, 2009, President Obama signed legislation that revises and extends the tax credit provisions of The Home Recovery Act of 2008-H.R. 3221. Section 36 of The Act established a First Time Home Buyer Tax Credit for qualified purchasers.

A part of the Economic Stimulus Bill created an \$8,000 first time homebuyer's tax credit.

The Tax Credit is administered by the IRS and provides a refundable tax credit equal to 10% of the home's purchase price up to \$8,000. If the credit exceed the taxpayer's tax liability, the taxpayer can receive a check for the difference.

This brochure highlights some key provisions of the credit. The Ohio Manufactured Homes Association recognizes that each homebuyer has specific tax circumstances and homebuyers should consult with a qualified tax advisor.



Frequently Asked Questions

What is the First Time Homebuyer Credit?

A federal income tax credit of 10% of the purchase price of the home up to \$8,000.

What is the definition of a first time

homebuyer? Generally, a buyer who has not owned a residence during the three-year period prior to the purchase.

Who is eligible to claim the credit? Qualified first time homebuyers purchasing any kind of home— new or resale.

What does "purchase" mean? "Purchase" means the day you first occupy the home.

What types of homes qualify? Any home purchased which is used as a principal residence—no second or vacation homes. The home may be a manufactured or modular home and may be on your land or leased land.

Are there income limits? Yes, Modified adjusted gross income of up to \$75,000 for a single or head of household buyer or \$150,000 for joint tax-filers.

What costs paid by the buyers count toward calculating the "purchase price"?

The purchase price if you are building a new

home would include not just the home itself but also the lot, development costs and any closing costs.

If my income is above the limit, do I still qualify for the credit? Possibly. A partial credit is available for some subject to phase-out limits. Complete IRS Form 5405 to determine the size of your credit.

Is the tax credit retroactive? Yes. It is effective for purchases on or after January 1, 2009 until December 1, 2009.

Is there a deadline to get the credit? Yes. The home must be occupied by December 1, 2009.

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