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Rodney & Julie Wagner

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## 2009 Homebuyer Tax Credit

The homebuyer tax credit is one of 10 key provisions of the American Recovery and Reinvestment Act signed by President Obama into law on February 17, 2009.

The 2008 \$7500, repayable credit is increased to \$8000 and the repayment feature is eliminated for 2009 purchasers. Any home that is purchased for \$80,000 or more qualifies for the full

\$8000 amount. If the house costs less than \$80,000, the credit will be 10% of the cost. The credit is available for the purchase of a principal residence on or after January 1, 2009 and before December 1, 2009.

Only first-time homebuyers are eligible and the house must be in the United States. A person is considered a first-time buyer if he/she has not had any ownership

interest in a home in the three years previous to the day of the 2009 purchase.

There are also income restrictions based on the tax filing status the purchaser claims when filing his/her income tax return.

As is usually the case, this tax provision contains exceptions and limitations. Consult a tax advisor if you have any questions.

## Guess the Agent of the Month...

**Proudest Career**

**Moment:** When I returned to college on the G.I. Bill to get my degree in journalism.

**Family:** Wife, Susan, 5 children, 7 grandchildren & 2 great-grandchildren

**Birthplace:** Miami, OK

**Current area of**

**Residence:** Lakeview

**Last Vacation:** two weeks in Hawaii

**Hobbies:** Gardening, sailing & constructing crossword puzzles.

**Favorite Author:** Robert Parker

**Favorite Website:** NAR

**Favorite Movie:** 'Lonely Are the Brave' & 'To Kill a Mockingbird'

**Favorite Food:** Pinto beans, cornbread & fried taters

**If I weren't a Real Estate Agent, I'd be...** a sales rep!

For a chance to win a \$25 gift card in our monthly drawing, visit our website at [www.mountainhomerealestatecompany.com](http://www.mountainhomerealestatecompany.com) and use our online form, under "Contact Us". Submit your answer along with your name, address & phone number.

Answer & winner will be published in next Newsletter.

# UPCOMING EVENTS

## 19th ANNUAL HOME SHOW - Baxter Co. Fairgrounds

April 3, 2009: 10 am - 6 pm

April 4, 2009: 9 am - 4 pm

Cost: \$2 per person - All proceeds go towards scholarships for area students

The Home Show gives the public an opportunity to experience the latest in technology, products and services offered by area-wide builders, suppliers, subcontractors, remodelers, and others related to the building industry. It is also an opportunity for people who want to building a new home or remodel their present home to discuss options with many different builders and suppliers. **Stop by and see us at our booth.**

## 15th ANNUAL PARADE OF HOMES 2009

Friday, May 1, 2009: 1 pm - 5 pm

Saturday, May 2, 2009: 11 am - 5 pm

Sunday, May 3, 2009: 1 pm - 5 pm

A Parade of Homes Magazine is available and features specifics about each home on the tour, a map with directions to each location, a membership list, a dining guide and feature articles related to the home building industry. Pick up a free Parade of Homes Magazine at North Arkansas Electric in Mountain Home. **Tour all homes free of charge.**



## Visit Our Website

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It's the only  
website you'll  
need

Guess the Agent of the  
Month answer for March:

**Rod Brackett**

## Message from our Owner...

Spring has sprung...or has it? The warmer weather is so inviting and I want it to stay here for a very long time. The phones are ringing ....people are out looking around....offers are being made and accepted. I feel a small (notice the word small) familiar feeling of what past times in this industry used to be. It's an exciting time when you have people wanting to invest in this thing that we call real estate. Keep it up....go ahead and make the change....up grade ....downsize.... whatever

it is we'll be here with you every step of the way. We understand the energy involved in making changes.

I want to talk about some new people I've had the opportunity to work with in the rental department. I won't mention names for their privacy, but you know who you are. What a blast to see your happy faces when you walk in to a place and say "this will work"! I feel we are building long term real estate relationships and I look forward to being a part of this process. So

here is a "Thank You" to you.

Until next month: Breathe in deeply... exhale slowly...and smile!

Have a beautiful day!  
- Julie

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Remember to visit our  
fabulous website:  
[www.MountainHomeReal  
EstateCompany.com](http://www.MountainHomeRealEstateCompany.com)