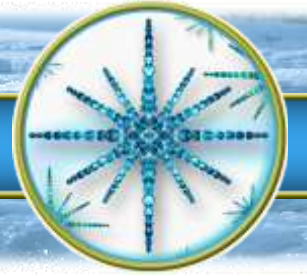


HOUSECALLS



Tim McBrayer 919-247-4667 Tim@TheTrianglesBroker.com www.TheTrianglesBroker.com

Optimism and better health

When the new year rolls around do you feel optimistic about your future?

If you do, you have a proven healthy outlook on life. Researchers at the University of Pittsburgh have found that people who have an optimistic attitude are less likely to develop heart disease and cancer.

To test their attitudes, 100,000 women who were free of any disease were given personality tests to assess their optimism and their "cynical hostility."

During the period of the study, 120 more of the most cynical subjects developed heart disease than did those in the most optimistic group.

"When you dance, your purpose is not to get to a certain place on the floor. It's to enjoy each step along the way". -Wayne Dyer

Close on a house by July 1 and qualify for cash back from the IRS

The first-time home buyer tax credit of up to \$8,000 is still in place.

The extension of time by Congress also includes a new credit of up to \$6,500 for certain repeat home buyers.

The first-time buyer credit is essentially the same of the original credit, which expired in November. The buyer can't have owned a home for three years, and the home can't be bought from a parent, grandparent, child or grandchild.

Buyers can claim the credit on either 2008 or 2009 tax returns. If they don't owe enough tax to qualify for the \$8,000 credit, they will receive a check from Internal Revenue Service for the amount between what they owe and \$8,000 or for \$8,000 if all taxes are already paid.

New provisions

* For purchases made after No-

vember 6, 2009, no credit is available for any home costing more than \$800,000.



* Taxpayers who have lived in their homes for five consecutive years or more can qualify for a tax credit of as much as 10 percent of the purchase price, or a maximum of \$6,500. The new home doesn't have to cost more than the old one.

* Income limits for buyers are more generous. For single filers,

the credit phases out between \$125,000 and \$145,000 of modified adjusted gross income. For married couples, the range is \$225,000 to \$245,000.

* Buyers must be 18 or older and can't be a dependent on someone else's tax return. And buyers must show proof of purchase to qualify for the credit.

* The credit must be for purchase of a principle residence, which can be a house, condo, semi-attached townhouse, or (if it has eating, sleeping and toilet facilities) a

boat, motor home or trailer.

* Members of the military have an extra year to take advantage of these credits.

Visit federalhousingtax-credit.com for more information.