

The advantages of home ownership. Freedom. Privacy. Stability. Tax advantages. Owning a home provides so many benefits:

- Mortgage interest and real estate taxes are deductible.
- Rent is a total expenditure, while part of every mortgage payment builds equity, saving you money over time.
- By accumulating equity in your home, you can later “move up” to another home with a good down payment on hand.
- Rents may go up each year, but mortgage payments usually remain stable.
- Home ownership is a symbol of financial integrity, which improves your credit rating.
- Owning a home helps establish roots in a community.
- A home often appreciates in value.
- The pride that comes with owning your home is perhaps the greatest benefit of all. You’re living the American Dream!



Selecting a sales associate: your partner. One call finds them all. Your Shorewest sales associate has the systems and expertise to locate all the homes for sale which meet your requirements. Purchasing a home is often your largest investment. Your relationship with your sales associate is built upon communication and trust. You and your sales associate work together to find the right home for you.

Loan pre-approval. Your Wisconsin Mortgage Loan Officer can pre-approve your mortgage before you start house hunting. A pre-approval is a guaranty that you can qualify for financing to a maximum purchase price and loan amount. This means you can write a stronger Offer to Purchase. In a competitive market, that may mean the acceptance of your offer over another.

A Long List of Innovative Resources & Services...

The Bilingual Real Estate Hotline: Our innovative hotline brings results. Access information on our listings in English or Spanish, 24 hours a day. (262.814.1400 or 800.589.7300)

The Internet: shorewest.com: Search by location, price range, category and number of bedrooms, and enjoy the ease of an online mortgage calculator and pre-approval — all on our easy-to-use website. Shorewest.com also offers exclusive Guided Home Tours™, which provide full-color pictures of Shorewest listings.

Mobile Site: goswr.com: Have a web-enabled phone? Visit goswr.com for detailed information on homes listed throughout Southeastern Wisconsin. Interior photos, driving directions, property details and so much more.

Shorewest TV: Our TV channel provides photos and descriptions of Shorewest listings, plus community, home buying and selling and mortgage information. Time Warner Cable digital channel 139 and Charter OnDemand™ channels 1 and 999.

Highly Visible Yard Signs: Seen prominently throughout Wisconsin, our immediately recognizable yard signs attract many calls from interested buyers.

Home Services Center: Taking service to the next level, our **Home Services Coordinators** work with you and your sales associate to provide services you need before, during and after your move. Our clients receive value-added services, rebates and service guarantees for preferred services, everything from painters and handymen to utility transfers.

Insurance: Offering home, auto, life and recreational packages, **Shorewest Insurance** compares the rates of several major carriers to offer a customized package for each client.

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REALTORS®

Wisconsin's Largest Home Seller™
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New \$8,000
Home Buyer Credit

Part of the Economic Stimulus Package

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First-Time Homebuyer Tax Credit

- Maximum credit of \$8,000.
- Full amount of credit available for individuals with adjusted gross income of no more than \$75,000 (\$150,000 on a joint return).
- No repayment unless home is sold within three years of purchase.
- Reduces income tax liability for year of purchase.
- Available to anyone who has not owned a residence in three years.
- Purchasers who use revenue bond financing can use the credit.
- All principal residences are eligible.
- Any unused amount of tax credit refunded to purchaser.
- Available for a limited time, expires Dec. 1, 2009.
- No need to repay — Free Credit.
- Great time to sell as more buyers are able to purchase homes.

Have Questions about the Home Buyer Credit? The Basics

What's this new homebuyer tax incentive for 2009?

The 2008 \$7,500, repayable credit is increased to \$8,000 and the repayment feature is eliminated for 2009 purchasers. Any home that is purchased for \$80,000 or more qualifies for the full \$8,000 amount. If the house costs less than \$80,000, the credit will be 10% of the cost. Thus, if an individual purchased a home for \$75,000, the credit would be \$7,500. It is available for the purchase of a principal residence on or after January 1, 2009 and before December 1, 2009.

Who is eligible? Only first-time homebuyers are eligible. 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.

Is there an income restriction? Yes. The income restriction is based on the tax filing status the purchaser claims when filing his/her income tax return. Individuals filing Form 1040 as Single (or Head of Household) are eligible for the credit if their income is no more than \$75,000. Married couples who file a Joint return may have income of no more than \$150,000.

What's the definition of "principal residence?"

Generally, a principal residence is the home where an individual spends most of his/her time (generally defined as more than 50%). It is also defined as "owner-occupied" housing. The term includes single-family detached housing, condos or co-ops, townhouses or any similar type of new or existing dwelling. Even some houseboats or manufactured homes count as principal residences.

Are there restrictions on the location of the property?

Yes. The home must be located in the United States. Property located outside the United States is not eligible for the credit.

Are there restrictions related to the financing for the mortgage on the property? In 2009, most financing arrangements are acceptable and will not affect eligibility for the credit. Congress eliminated the financing restriction that applied in 2008.

Do I have to repay the 2009 tax credit? NO. There is no repayment for 2009 tax credits.

Some Practical Questions

How do I apply for the credit? There is no pre-purchase authorization, application or similar approval process. All eligible purchasers simply claim the credit on their IRS Form 1040 tax return. The credit will be reflected on a new Form 5405 that will be attached to the 1040. Form 5405 can be found at www.irs.gov.

So I can't use the credit amount as part of my downpayment? No. Congress tried hard to devise a mechanism that would make the funds available for closing costs, but found that pre-funding would require cumbersome processes that would, in effect, bring the IRS into the purchase and settlement phase of the transaction.

So there's no way to get any cash flow benefits before I file my tax return?

Yes, there is. Any first-time homebuyers who believe they are eligible for all or part of the credit can modify their income tax withholding (through their employers) or adjust their quarterly estimated tax payments. Individuals subject to income tax withholding would get an IRS Form W-4 from their employer, follow the instructions on the schedules provided and give the completed Form W-4 back to the employer. In many cases their withholding would decrease and their take-home pay would increase. Those who make estimated tax payments would make similar adjustments.