



PURCHASE A SUN HOME & GET A CHECK FROM THE IRS!

ACT NOW!

Contact the community office for additional details!

QUALIFY FOR UP TO:

\$8,000.00*

Tax Credit = 10% of Home Purchase Price

Home Buyer Tax Credit at a Glance:



• Who Qualifies?

The new tax credit is available for first-time home buyers. A first-time home buyer is defined as a "buyer who has not owned a principal residence during the 3 year period prior to the purchase." For married taxpayers, the law tests the home ownership history of both the home buyer and his/her spouse. If one is ineligible, both may be.

• How Do I Receive My Tax Credit?

Buy a house today and when you file your 2009 or 2010 tax return the credit will offset any tax obligation you may have. The credit balance will be refunded to you by the IRS. You must close on the purchase of your home by June 30, 2010. Contracts to purchase must be in place by April 30, 2010.

• The Tax Credit Does Not Have To Be Repaid!

Unlike the tax credit program for 2008 which has a repayment provision, the 2009 tax credit program is a true tax credit that does not require repayment if you use your home as a principal residence for at least 3 years after purchase.

Still Not Ready to Purchase?

Register prospective residents with our Sales Staff in advance of the 1st prospect visit, and when they close on the purchase of a Sun Home, we'll give you a \$1,000 referral fee!**

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**Restrictions apply if you are a resident with balance owed at time of home closing. Call for details. Purchase contracts must be in place by April 30, 2010 and closed by June 30, 2010.

