



August 5, 2008

To: Ball Homes Homeowner

Re: Housing and Economic Recovery Act of 2008

We are writing to you today in order to alert you to benefits for which you may be eligible under the Housing and Economic Recovery Act of 2008. This bi-partisan bill was submitted by Congress to President Bush, who signed the bill into law on July 30th.

A key provision of this bill is a temporary first-time home buyer tax credit of up to \$7,500 for the purchase of any home on or after April 9, 2008 and before July 1, 2009.

Key provisions include:

- To be eligible for the credit, the home buyer must not have owned a home during the past three years.
- The homeowner must have closed on the home on or after April 9, 2008 and before July 1, 2009.
- The credit is temporary – specific provisions of the bill provide details as to how this credit is repaid to IRS over 15 years or upon the sale of the house.

The specific application of the tax credit rules will vary depending upon your personal tax situation and eligibility requirements. The National Association of Homebuilders has provided us a summary of information regarding the rules and application of the tax credit. We have attached this information to this letter.

If you believe you can benefit from the tax credit provisions under the new legislation, we encourage you to contact your tax professional.

Thank you for your trust and confidence in Ball Homes and we wish you continued happiness in your new home.

Sincerely,
Ball Homes

First-Time Home Buyer Tax Credit Fact Sheet

Who is Eligible

- The \$7,500 tax credit is available for first-time home buyers only.
- The law defines a first-time home buyer as a buyer who has not owned a home during the past three years.
- All U.S. citizens who file taxes are eligible to participate in the program.

Income Limits

- Home buyers who file as single or head-of-household taxpayers can claim the full \$7,500 credit if their adjusted gross income (AGI) is less than \$75,000.
- For married couples filing a joint return, the income limit doubles to \$150,000.
- Single or head-of-household taxpayers who earn between \$75,000 and \$95,000 are eligible to receive a partial first-time home buyer tax credit.
- Married couples who earn between \$150,000 and \$170,000 are eligible to receive a partial first-time home buyer tax credit.
- The credit is not available for single taxpayers whose AGI is greater than \$95,000 and married couples with an AGI that exceeds \$170,000.

Effective Dates for the Tax Credit

- First-time home buyers would receive a \$7,500 tax credit for the purchase of any home on or after April 9, 2008 and before July 1, 2009. To qualify, you must actually close on the sale of the home during this period.

Tax Credit is Refundable

- A refundable credit means that if you pay less than \$7,500 in federal income taxes, then the government will write you a check for the difference.
- For example, if you owe \$5,000 in federal income taxes, you would pay nothing to the IRS and receive a \$2,500 payment from the government.
- If you are due to receive a \$1,000 tax refund from the government, your refund would grow to \$8,500 (\$1,000 plus \$7,500 from the home buyer tax credit).
- Buyers can take the tax credit in their 2008 or 2009 tax return.
- If you purchased the home in 2008, the tax credit is taken on your 2008 tax return. If you buy in 2009, you have the option of taking the credit on your 2008 or 2009 tax returns.

Types of Homes that Qualify for the Tax Credit

- All homes, whether single-family, townhomes or condominium apartments will qualify, provided that the home will be used as a principal residence and the buyer has not owned a home in the prior three years. This also includes newly-constructed homes.

Payback Provisions

- The tax credit essentially serves as an interest-free loan to be repaid over 15 years.
- For example, a home buyer claiming a \$7,500 credit would repay the credit at \$500 per year. If the home owner sold the home, then the remaining credit would be due from the profit of the home sale.
- If there was insufficient profit, then the remaining credit payback would be forgiven.

INFORMATION PROVIDED BY NATIONAL ASSOCIATION OF HOMEBUILDERS.
CONSULT YOUR TAX PROFESSIONAL TO DETERMINE HOW THE TAX CREDIT MAY
APPLY TO YOUR PERSONAL TAX CIRCUMSTANCES.