



# IT'S A "BUYER'S MARKET" And Now Is The Time To Buy!

**Now's the perfect time to buy with low rates, flexible terms and special programs.**

- **\$8,000 First-Time Home Buyer Tax Credit**

The American Recovery and Reinvestment Act of 2009 authorizes a tax credit of up to \$8,000 for qualified first-time home buyers purchasing a principal residence on or after January 1, 2009 and before December 1, 2009. Visit [www.federalhousingtaxcredit.com](http://www.federalhousingtaxcredit.com) for more information.

- **Georgia Dream NSP Program**

The Georgia Dream NSP Purchase Program was created to encourage the purchase of foreclosed properties. Funds utilized are an allocation of federal dollars received by the Department of Community Affairs from the Housing and Economic Recovery Act of 2008.

The program provides \$14,000 to eligible borrowers purchasing foreclosed properties in eligible areas. Funds are disbursed in the form of a second mortgage lien with no interest and no monthly payments. The lien is released over a period of over five years and six months. Funds may be used for required repairs and/or down payment assistance. The program began on April 1, 2009 and all funds must be disbursed by June 30, 2010. Visit [www.dca.state.ga.us/housing/homeownership/programs/GeorgiaDream.asp](http://www.dca.state.ga.us/housing/homeownership/programs/GeorgiaDream.asp) for more information.

Consult your qualified tax advisor to determine your eligibility for these programs.

**To learn more about these programs or discuss home financing options, contact our mortgage loan expert Janice Phillips today at (678) 385-7976 or email [jphillips@cbsouth.com](mailto:jphillips@cbsouth.com).**



*Local people. Local decisions.*

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