

OFFICE HOURS

8:00am to 5:00pm Monday-Friday
Every Thursday the office is closed from
9:00-10:30am for a staff meeting

The SCAOR eScoop

2525 Main Street
Soquel, CA 95073
831-464-2000
831-464-2881 Fax



If you are unable to open any of the links visit our website at www.scaor.org
or call Karen Kirwan at 831-464-2000 or send an email to kkirwan@scaor.org
For a pdf version of this week's eScoop click here or go to www.scaor.org/News & Events

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ATTENTION SCAOR BROKERS!!

The County of Santa Cruz is looking for qualified brokers to sell County owned affordable units. If you are interested, contact Blanche Bettinger at 831-454-2721 or send an email to blanche.bettinger@co.santa-cruz.ca.us.

Community Volunteer Recognition

**Are you currently active in
volunteering in your community?
How about your company?
Know someone who is?
Then please let SCAOR know!
It's simple-just complete the form
and fax it back to 831-464-2881 or
call us directly at 831-464-2000.**

Are you currently involved in Charity Groups? Civic Organizations such as Rotary, Lions, Kiwanis? Schools, PTA? HOA's or neighborhood events? Music, arts or culture? Local government? Food banks, blood drives? Health care institutes such as hospitals, American Cancer Society, March of Dimes? Any other non-profit organization? Click [here](#) for more information .

Coming Soon

- Sept. 4th [Investment Property Analysis GRI #111](#)
- Sept. 9th [Charlie Krackeler License Review & Renew](#)
- Sept. 16th [REO Sales! A Goldmine or only the Shaft?](#)
- Sept. 21st [Escrow Coordination Secrets](#)
- Sept. 28th [Buying Your Home with Reverse Mortgage](#)



Come join us for
"Brats and Beer"
only \$5.95!

Oktoberfest
Thursday, October 1
4:00pm to 6:00pm
2525 Main Street•Soquel

Enjoy food, music and networking at
this fun first-time event

Call 831-464-2000 to reserve your seat at the table!

2009 First-Time Homebuyer Tax Credit

First-time homebuyers may be able to take advantage of a tax credit for homes purchased in 2008 or 2009. The credit applies to purchases that close after April 8, 2008 and before Dec. 1, 2009. Applies only to homes used as a taxpayer's principal residence. Reduces a taxpayer's tax bill or increases his or her refund, dollar for dollar. Is fully refundable, meaning the credit will be paid out to eligible taxpayers, even if they owe no tax or the credit is more than the tax owed. The credit is claimed using IRS [Form 5405](#).

For 2008 Home Purchases: The Housing and Economic Recovery Act of 2008 established a tax credit for first-time homebuyers that can be worth up to \$7500. For homes purchased in 2008, the credit is similar to a no-interest loan and must be repaid in 15 equal, annual installments beginning with the 2010 tax year.

For 2009 Home Purchases: The American Recovery and Reinvestment Act of 2009 expanded the first-time homebuyer credit by increasing the credit amount to \$8000 for purchases made in 2009 before December 1st. For homes purchased in 2009, the credit does not have to be paid back unless the home ceases to be the taxpayer's main residence within a three year period following the purchase.

First-time homebuyers who purchase a home in 2009 can claim the credit on either a 2008 tax return, due April 15, 2009 or a 2009 tax return, due April 15, 2010. The credit may not be claimed before the closing date. But, if the closing occurs after April 15, 2009, a taxpayer can still claim it on a 2008 tax return by requesting an extension of time to file or by filing an amended return. More information is available at www.IRS.gov.

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