

A Special Message

Hope none of you had too much turkey over Thanksgiving! Now pretty much everyone will be gearing up for the holidays. Try not to get so worn out that you cannot enjoy this special time of year. If you get a chance, you may want to stop by my [Zephyrhills 55+ Bulletin Board](#). I have tried to list some of the events going on that will make the season even more fun! Happy Holidays to All!



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Congress Extends and Expands Homebuyer Tax Credit



On Nov. 6, President Obama signed legislation that extends and expands the homebuyer tax credit. Now, for the first time, the credit is available to current homeowners as well as people purchasing for the first time.

The first-time homebuyer tax credit has been instrumental in helping the real estate market recover. The credit has brought new families into the housing market, and they in turn helped reduce the inventory of unsold homes.

The expanded credit is expected to encourage more investment in residential housing. Here are the details*:

- The \$8,000 first-time homebuyer credit is extended through April 30, 2010, giving buyers who have signed a purchase contract by that date until June 30 to close on their home. The actual credit is equal to 10% of a home's purchase price, up to a maximum of \$8,000.
- A new credit of up to \$6,500 is available for repeat homebuyers who purchase a principal residence if they have been living in their current home for five consecutive years out of the past eight years preceding the purchase.
- Income limits have been increased. Now, single buyers with incomes up to \$125,000 or married couples earning up to \$225,000 may be eligible. Partial credits may be available to homebuyers who earn more.
- The credit is extended until April 30, 2011 for certain qualified military buyers.
- The credit applies only to homes priced at \$800,000 or less.

If you're planning to buy, act quickly. Experts say there will be no further extensions of the tax credit, so this is a once-in-a-lifetime opportunity to save money while buying a new home.

For more information about the tax credits, or to learn about available properties in your area, call our CENTURY 21 Office today.

*This is not meant to be tax or legal advice. Consult a tax professional for details.

Lower Your Heating Costs This Winter by Weatherizing Your Home



Winter is right around the corner. So there's no better time to prepare for the season by making energy-efficient upgrades.

Typical energy improvements include air sealing, insulation, ventilation systems or the installation of green appliances approved by Energy Star.

Many upgrades are encouraged by state or federal programs that provide tax credits or rebates. "These programs raise consumer awareness of the types of upgrades that are needed to make homes more energy-efficient," says Neil Parsons, a vice president at Mark of Excellence Remodeling in West Long Branch, N.J.

"Weatherization" is a term that describes various improvements made to buildings and homes to optimize energy efficiency. According to the U.S. Department of Energy, on average, weatherization reduces heating bills by 32% and overall energy bills by about \$350 per year at current prices.

Even though each state has different programs and incentives, all provide benefits to homeowners. "Homeowners notice their return on investment in their utility bills instantly after making energy upgrades," says Parsons. "The other benefits are the rebates, the increase in home value from making the improvements, increased performance and durability and helping out the planet by conserving energy for future generations."

To learn more about your state weatherization programs, visit www.dsireusa.org.

Neiman Marcus Reveals the 83rd Edition of Its World-Renowned Christmas Book



Neiman Marcus has released its celebrated Christmas catalog featuring the ultimate in cutting-edge gifts. This year's cool choices: a customized Cupcake Car (\$25k) or an aircraft and pilot training for two (\$250k). More than your budget allows? Not to worry: 40% of the gifts are under \$250.

Featured Listings



34901 Fun Way Zephyrhills, FL 33541

MLS ID: t2392838

What more could you ask for? A beautiful spacious home on a corner lot in one of Zephyrhills' popular subdivisions, South Hill. This wonderful furnished 2 bedroom/2 bath home could be a winter retreat or permanent residence. It has 1,144 of heated/cooled living space, which does not include the Florida room, carport or huge utility room. Even the lot the home sits on seems larger since it is on a corner. Throughout this residence you have soaring vaulted ceilings that create a light and open feeling. It is tastefully decorated in color tones that will match nearly any accessories you care to add when you make this home your own. An inventory of the furnishings that will stay is available. The kitchen has a breakfast nook and all of the major appliances that you will need. The sale includes a disposal, range, refrigerator, microwave oven/hood, and dishwasher. The large master bedroom has its own full en-suite bath with shower and plenty of natural lighting. There is ample closet space with full-length mirrors on the closet doors. The guest room is also larger than you would normally find in many mobile homes. When friends and family come to call, you will be able to easily accommodate them. The Florida room also has a vaulted ceiling and feels more like a "second living room". It will be a welcome spot to laze away a peaceful afternoon while the rest of the world is shivering back in the north! In South Hill Mobile Home Park you own the land under the home. This is NOT a rental park. The current homeowners fee is only \$25/month, and gains you access to the park's heated swimming pool, shuffleboard courts, & recreation building. Conveniently located you will have only short drives to supermarkets, pharmacies, parks, restaurants, supercenters, home centers, libraries, and the City of Tampa. Priced at just \$79,900 this home will garner a lot of attention from buyers.