

From The Editor's Desk--

Spring is on it's way and as the weather changes it's time for The Housing Guide to make some changes too. When this publication began almost 30 years ago, there was no other free Real Estate Publication in Lane County. The Register Guard was the only way to advertise Real Estate.

Now in addition to properties for sale The Housing Guide will be a great resource for people moving into the community. When you move, you need a Realtor, a Doctor, a Lawyer, a car mechanic, an Insurance Agent.....the list is very long. And in most cases you have no idea who to go to. You want helpful information and referrals you can rely on, even if you are only moving across town.

You will find a new Service Directory in The Housing Guide. We hope you find it helpful and these businesses are all referred by Realtors so you know they will do a good job.

Because of the need for and interest in Green Businesses, there is a new section to help you choose a business that is earth-friendly.

The New Housing Guide will now give you that information, as well as useful articles and properties for sale.

We think the paper will be much more interesting and informative. It is our sincere hope you enjoy it!!!

We welcome your ideas and suggestions and will do our best to give you what you want.

Thank you for your support.

Sincerely,

Anne Seales

Anne Seales, Editor



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Pretty Location In Neighborhood Of Newer Homes!

Very nicely maintained three year old home, with 4 bedrooms, 2.5 baths, approximately 2,082 sq. ft., cathedral ceilings in the living room & master suite, kitchen-family room combination. 2 car garage, and the lot is large enough to add a spot for RV parking. Priced at **\$245,900**. La Rae Mehlhoff, Broker 541-729-9445.



immaculate In Ferry Street Bridge Area

3 bedroom, 2 bath home with cathedral ceilings & great floor plan. Features include cozy fireplace, large master suite, abundance of oak kitchen cabinetry, laminate flooring and carpeting throughout, easy care lawn, compact back yard and RV parking. **\$193,500**. Call La Rae Mehlhoff, Broker 541-729.9445.



The Clock is Ticking...

Extended and Expanded Tax Credit Expires 4/30/10

Jon Cagle
Summit Funding, Inc.
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For prospective homebuyers who are on the fence about making a home purchase, the next few months represent a countdown of sorts as huge tax credits are about to expire. Here are important details for you to know:

Tax Credit for First-Time Homebuyers (FTHBs)

FTHBs (that is, people who have not owned a home within the last three years) may be eligible for the tax credit. The credit for FTHBs is 10% of the purchase price of the home, with a maximum available credit of \$8,000. Single taxpayers and married couples filing a joint return may qualify for the full tax credit amount.

Tax Credit for Current Homeowners

The tax credit program now gives those who already own a residence some additional reasons to move to a new home. This incentive comes in the form of a tax credit of up to \$6,500 for qualified purchasers who have owned and occupied a primary residence for a period of five consecutive years during the last eight years. Single taxpayers and married couples filing a joint return may qualify for the full tax credit amount.

What are the New Deadlines?

In order to qualify for the credit, all contracts need to be in effect no later than April 30, 2010 and close no later than June 30, 2010. Those in the military do have some special extensions on the timelines available.

What's So Great About a "Tax Credit"?

The benefit of a tax credit is that it's a dollar-for-dollar benefit, rather than a "tax deduction", or reduction in a tax liability that would only save you \$1,000 to \$1,500 when all was said and done. So, if a first-time homebuyer who qualified for the entire benefit were to owe \$8,000 in income taxes and would qualify for a tax credit of \$8,000, she would owe nothing. If you have any questions regarding the tax credit, pick up the phone and call me. I'm here to help you take advantage of one of the greatest opportunities homebuyers may ever have.

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Country Feel In The City!!



Not the usual! Charmingly redone three bedroom home on a large fenced lot with many extras. Cedar siding, beautiful tile floors throughout, tile counters in kitchen, nice laundry, large extra room for office with own outside door, or could use as a family room. Two storage buildings, landscaping, irrigation well, concrete patios, etc. Very close to schools and all shopping! Broker owned, priced at **\$190,000**. Call Bonnie Fick, Broker (541) 554-2791.



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