

PRESS RELEASE FOR REAL ESTATE COMPANY

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HOMES FOR SALE IN AUSTIN, TX NOW MORE AFFORDABLE

Receive Up to \$8,000 as Tax Credit for Buying Your First or Second Home in Austin

AUSTIN, TX (November 30, 2011) -- If you're searching for homes for sale in Austin, TX, here's a way to save THOUSANDS on it and also get a larger, more beautiful home than you've dreamed. Austin Realty Consultants offers prospective homebuyers regional expertise on the 2009 Real Estate Buyer Tax Credit Extension, a federal program that's making first and second home-buying *much* more affordable.

"Austin residents can be proud of our relatively healthy economic environment, even while much of the country faces challenges," says Robert Guice of Austin Realty Consultants. "The 2009 Real Estate Tax Credit Extension offers an ideal opportunity to leverage the area's undervalued home prices, to acquire for thousands less a first home – or even a second home."

Through an aggressive extension on the popular government stimulus program, most first-time home buyers are eligible for up to an \$8,000 tax credit. In addition, people seeking to buy their second house may qualify for a tax credit up to \$6,500. Both generous tax credits are made possible by the Real Estate Tax Extension for Austin home buyers.

This is, indeed, an extension, to at least April 30, 2012 in most cases. This is the date by which those seeking homes for sale in Austin must actually have one under a binding sales contract. After that, you have until June 30, 2012 to officially close on the home.

"Make those two deadlines and you'll consider the IRS your new best friend come next tax season. But the benefits don't end there," adds Guice. "There's also a way to structure the new home you purchase as part of your retirement plan."

EXTENDED TAX CREDIT FOR FIRST-TIME HOMEBUYERS

- First-time homebuyers can receive a tax credit of up to \$8,000. The IRS defines a first-time homebuyer as someone who has not owned a residence in the last three years. So that's up to \$8,000 off of your income taxes simply for buying one of the gorgeous homes for sale in Austin you've been considering.
- Specifically, the tax credit amount is equal to 10 percent of the home's purchase price, up to a maximum of \$8,000. The tax credit applies only to homes priced at \$800,000 or less.



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EXTENDED TAX CREDIT FOR THOSE ALREADY OWNING A HOME

- If you already own a home, the government welcomes you to get in on the action, too. To be eligible for the tax credit, those who already own a home must have lived in it for five consecutive years out of the last eight years.
- One huge benefit of the 2011 Real Estate Tax Credit Extension is that current homeowners don't have to sell their existing home to qualify for the tax credit. You can live in either home, and use the other as an income property.
- The tax credit amount you'll be eligible for is equal to 10 percent of the new home's purchase price, up to a maximum of \$6,500. The tax credit applies only to homes priced at \$800,000 or less.

HIGHER INCOMES NOW ACCEPTED

The government's extension of the tax credit program not only gives home buyers more time to make it happen, it also allows many more people to leverage the opportunity. Now, people with much higher incomes can participate. The extended tax credit program casts a wider net, accepting single taxpayers with incomes up to \$125,000, and married couples with incomes up to \$225,000.

The original program, which ended on November 30, 2011, applied only to single taxpayers who earn \$75,000 or less, and married couples who earn \$150,000 or less when filing jointly.

RETIREMENT PLAN BENEFITS

Here's another very helpful benefit of the 2011 Real Estate Buyer Tax Credit Extension. It even allows you to use your new real estate as a retirement investment vehicle. For more about how real estate can be used for retirement planning, please contact AustinRealtyConsultants.com.

HELPING YOU FIND HOMES FOR SALE IN AUSTIN, TX

At AustinRealtyConsultants.com, you can use a state-of-the-art system to find dream homes for sale in the greater Austin area. To get started, visit the site and enter the home pricing, neighborhood, school statistics and other variables for your preferences.

"We're well versed on all aspects of the new tax credit extension and know the Austin housing market extremely well," adds Robert Guice. "We welcome every opportunity to show Austinites how to get a great new home. If you'd like to also take advantage of it as a retirement fund vehicle, we can guide you in setting up this unique benefit, too."



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