

From: NAMB Government Affairs
Sent: Tuesday, February 17, 2009 8:14 PM
Subject: Stimulus Plan Signed Into Law



TO: NAMB State Presidents & Executive Directors

FROM: NAMB Government Affairs

Today, the President signed the *American Recovery and Reinvestment Act of 2009* which includes some very beneficial provisions for consumers:

*First-time buyers can claim a credit worth \$8,000 or 10% of the home's value, whichever is less - on their 2008 or 2009 taxes. To qualify for the credit, the purchase must be made between Jan. 1, 2009 and Nov. 30, 2009; buyers may not have owned a home for the past three years to qualify as "first time" buyer. They must also live in the house for at least three years, or they will be obligated to pay back the credit. In addition, buyers must make less than \$75,000 for singles or \$150,000 for couples (higher-income buyers may receive a partial credit).

*The FHA and GSE loan limits have been increased to the 2008 levels for 2009. Congress raised the loan limits in 2008 to reflect higher housing prices in different parts of the country, which caused loan prices and loan originations to increase.

*The Secretary of Housing and Urban Development will have discretion to set higher FHA and GSE loan limits in sub-areas for 2009.

*The bill raises FHA reverse mortgage HECM national loan limit from \$417,000 to \$625,500 for 2009.