

# Only 19 days left to take advantage of the First-Time Home Buyers Tax Credit



The federal tax credit of \$8000 for First-Time homebuyers expires sooner than many new homeowners realize! The tax credit terms insist that a home must be on contract by April 30th and closed by June 30th, so the new homeowner needs to find that perfect home in the next 19 days! But, many still believe they either cannot afford a home or worry about securing financing. This is where the experts at Stafford Realty become heroes. Several banks in the area are offering special financing packages to qualified buyers. Rates and terms are subject to change but as of April 8, 2010 the interest rate is 4.45%\*. Their Special Financing Package offered on Mills Creek Village allows a 4.45 interest rate\*. This is up to 95% financing with a \$750.00 loan fee, no PMI, and the lender will also finance up to \$2000 worth of closing costs.

If you can pay rent every month, you can afford your own home. In fact, the mortgage is usually equal or cheaper than the rent you are already paying. "Qualified buyers paying over \$800 per month in rent should be able to easily afford purchasing a new home and taking advantage of the First-Time Home Buyer Tax Credit," notes Michael Duncan, a Realtor at Stafford Realty. For example, the monthly payment on a \$150,000.00, 30-year loan at 4.45% the monthly payment is \$755.58, with a final payment being \$754.21. "Whose mortgage are you paying?" adds Duncan. "Because in the end we all know you're better off paying your own than someone else's"

"These condos are beautiful and feel more like townhomes than condos," notes Duncan. Starting at only \$156,900, all homes are 2 story townhome

construction with no upstairs or downstairs neighbors. All homes boast 3 bedrooms, 2-1/2 baths and an attached one-car garage. "In addition to being the only inventory in Asheville with an attached one-car garage in this price range," notes Duncan, "Mills Creek Village townhomes also have gas furnaces, gas water heaters, gas logs in the fireplace, and 1,325 square feet of living space." However, there are only four of these affordable and spacious townhomes left!

Enjoy city living in the country! Located on Mills Gap Road just off Sweeten Creek Road, Mills Creek Village is central to shopping, dining, the Asheville regional airport, and is a short ten minute drive from downtown. You can't find a better offer with a comparable location, quality and price. Mills Creek Village boasts some of the lowest homeowners' association dues at only \$65 a month. This covers all outside maintenance including mowing, siding and gutters, exterior lighting and more for truly carefree living. Finally, if you've outgrown your unit in the future, you can use it as a rental, a wonderful option that most condos do not allow!

Record low interest rates coupled with the federal tax incentive for first time home buyers make this an excellent time to buy. Interest rates are at all time low and incentives are at all-time high, and Mills Creek Village was designed for a lower monthly payment and easy affordability. Seller incentive include \$1500 in seller paid closing costs and a refrigerator allowance so that you are ready to move into this dream home and begin enjoying the lifestyle you crave.



**To learn more about Mills Creek Village and other Stafford Realty homes, visit or call [www.123NewHomeNow](http://www.123NewHomeNow) or call 828-676-0677 or Michael's cell at 243-3537. Open daily Monday-Friday from 10-6 and Saturday and Sunday from 1-4**

Annual Percentage Rate or 4.541% fixed for 30 years. The loan is subject to credit approval, and the bank is a member of FDIC and an Equal Housing Lender.

