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TAX CREDIT CAN BE USED AT CLOSING

First-time buyers using FHA mortgages can apply their tax credit at closing

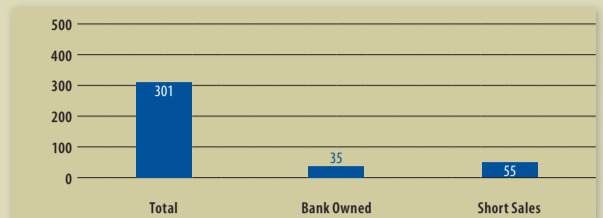
TOP SIX MOBILE/CELL PHONES FOR BUSINESS PROFESSIONALS

Getting a smartphone is a smart move

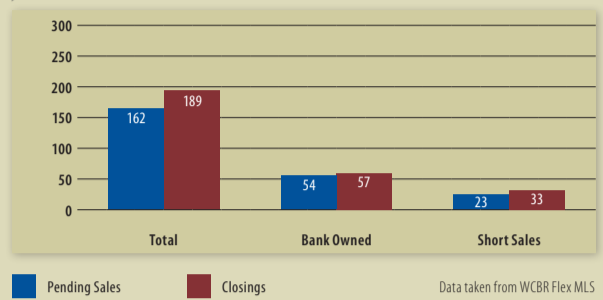
MORTGAGE MARKET WATCH

The earliest any home purchase can close is 7 days after receipt of these disclosures

JUNE SINGLE-FAMILY NEW LISTINGS



JUNE PENDING SALES & CLOSINGS



TAX CREDIT CAN BE USED AT CLOSING

First-time buyers using FHA financing will be able to use their \$8,000 federal housing tax credit at the closing table, rather than waiting for a tax refund, according to an FHA document released on May 29th.

First Time Buyers Can Apply to Use Tax Credit

The program will allow all first-time buyers using FHA mortgages to apply their tax credit at closing, not just FHA borrowers working with a state housing finance agency. Many such agencies have already established programs that allow borrowers to do just that.

How It Works:

- Buyers cannot use the tax credit as part of the initial 3.5% down payment required for an FHA mortgage.
- Lenders, agencies and others will be allowed to purchase the credit from buyers, who can then use the proceeds for closing costs or to increase their down payment beyond the 3.5%.
- Lenders and agencies will then be able to convert the tax credit into a second lien on the property. If a borrower fails to repay the tax-credit advance by the agreed-upon date (i.e., sending a check after their federal tax refund arrives), then the loan will convert to a second mortgage.
- Lenders and agencies can either require monthly payments on this loan or simply hold it as a "soft" second, receiving the proceeds when the home is next sold.

Other Guidelines

There are other guidelines as well. Buyers cannot combine the tax-credit advance and an FHA mortgage to get "cash back" on their loan. They also cannot borrow more for the tax-credit-funded second mortgage than the total required for their down payment, closing costs and prepaid expenses.

For further information, please contact your lender.

TOP SIX MOBILE/CELL PHONES FOR BUSINESS PROFESSIONALS

You're intelligent enough to know that carrying around a cell phone and a PDA is inefficient. Lighten your load by utilizing an all-in-one device. Whether you use it as an organizer, an e-mail device, a cell phone or all of the above, getting a smartphone is a smart move. Here are the top SIX picks for these phone/PDA hybrids. We picked one for each major carrier, as well as one unlocked smartphone and one from outside the United States.

RIM BlackBerry Bold For those who waited, the RIM BlackBerry Bold won't disappoint.

The Bold impresses with its brilliant display, enhanced productivity tools and excellent multimedia performance to deliver a more powerful and well-rounded smartphone to mobile professionals. *Overall: Excellent*

Nokia E71 Mobile Professionals who need a powerful but sleek messaging-centric smartphone will be well-served by the Nokia E71; just be prepared to pay a price.

Overall: Excellent

Samsung Omnia (Our pick for the United States) Though slightly more expensive, Verizon customers looking for a touch-screen smartphone will get a better user experience and faster performance from the Samsung Omnia than the RIM BlackBerry Storm. *Overall: Very good*

MORTGAGE MARKET WATCH

Effective July 30, 2009, the rules of the Mortgage Disclosure Improvement Act of 2009 (MDIA) were changed and will eminently cause further delays for closings in the following ways:

Amended Truth in Lending Act (TIL) - Once the lender has provided initial disclosures to the borrower, the earliest any home purchase can close is 7 days after receipt of these disclosures. Because of this, the absolute minimum number of days to close a transaction is 7 days after a complete application.

A change of more than .125% in the Annual Percentage Rate (APR) after the initial disclosures requires the TIL to be revised and reissued to the borrower. Once received, there must be a 3 day period before closing the loan. This means that if the buyer's loan or contract terms change at the last minute, you may be forced to delay the closing.

Items that may affect your APR include:

- Unlocked rate
- Change in loan amount
- Loan product change
- Rate renegotiations
- Change in closing date
- Changes to fees, including settlement agent fees

In addition, the Home Valuation Code of Conduct (HVCC) implemented the following new rules: Loan originators, as well as agents, sellers and buyers, cannot choose a specific appraiser to appraise the property, nor can they have communication with the appraiser regarding the value prior to the appraisal being completed.

It is important to note that Mortgage Brokers will be ordering their appraisals from a 3rd party vendor, which may add additional time or expense.

HVCC also requires that borrowers receive a copy of their appraisal reports no less than 3 days prior to closing unless they have signed a written waiver of this requirement.

HTC Touch Diamond The HTC Touch Diamond for Sprint brings some nice additions and improvements over the unlocked GSM version—most notably to performance. It's best suited for first-time smartphone buyers or light users, while business customers should wait for the Touch Pro. *Overall: Very good*

Palm Centro The Palm Centro isn't the innovative product we were looking for from Sprint, but with its slimmer size, ease of use and affordable price tag, the Centro is a good option for those looking for their first smartphone. *Overall: Very good*

HTC TOUCH HD - iPhone Killer (Sold overseas only) Enjoy music videos, films and streaming like you never thought possible on a mobile device. Experience internet browsing so exhilarating, it feels like you never left your laptop at home. It's all delivered to you on a pixel-packed 3.8" WVGA screen and seamlessly tied together with touch-responsive TouchFLOTM 3D. *Overall: Excellent*