



Tomlinson
Sandpoint

Sotheby's
INTERNATIONAL REALTY

December 2009
Page 1 of 2

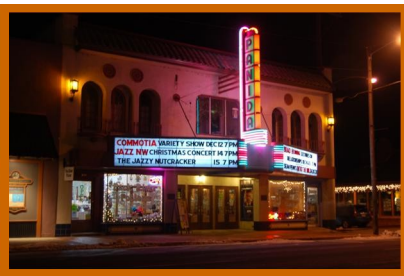
If you have questions or comments, we'd love to hear from you!

Bonnie, and Judith
877 495-9055 toll free
info@sandpointrealestate.com



December Calendar of Events

What's New in Town



Annual Nutcraker performance at the Panida Theater.

- Dec 3 Festival Of Trees** 4:00-7:00 pm Auction to benefit children at Kinderhaven.
Call Chamber 208 263-0887.
- Dec 4 Kinderhaven's Festival Of Trees—Holiday Luncheon.** 11:00—1:30 pm. Lunch and auction to benefit abused and neglected children.
Call Chamber 208 63-0887.
- Dec 4 POAC Presents Eugene Ballet's The Nutcracker** 7:00—9:30 pm at the Panida Theater featuring talented young dancers from the Sandpoint region. www.artinsandpoint.org
- Time TBD Santa's Traditional Schweitzer Visit.** Santa hits the slopes and then stops off at the Selkirk Lodge in the days leading up to Christmas.
Schweitzer.com 208 263-9555
- New Year's Eve.** Schweitzer hosts parties to usher in the new year at Taps and other locations at the resort.
Schweitzer.com 208 263-9555.
- New Year's Eve. Angels Over Sandpoint** holds its annual New Year's Eve Bash in downtown Sandpoint.
208 597-3670

Evans Brothers Roasting Studio

Evans Brothers is a new artisan coffee roasting company founded by two brothers in Sandpoint, Idaho who share a passion for great coffee and for taking things to the next level.

The Evans Brothers Roasting Studio offers an experience similar to a winery, where visitors can sample delicious and aromatic coffees while learning about their origins prior to purchasing the fresh roasted beans. They carry Fair Trade Organic & Rainforest Alliance Certified coffees.

Also, check out their active event calendar, including a monthly Neighborhood Tasting on the second Saturday morning of each month. Evans Brothers Coffee is already carried at Dish Home Cooking, Ivano's Ristorante, Tango Café, Dover Joe, WinterRidge, and Yokes.



Randy and Rick Evans, co-owners of Evans Brothers Roasting Studio at 524 Church St, (next to old granary), in downtown Sandpoint.

The brothers are looking for wholesale partners who share a commitment to providing a superior coffee experience for their guests. Visit www.EvansBrothersCoffee.com to order coffee or learn more."



Featured Property



Real Estate Opportunity

Short Sale Opportunity The architecture, peace and artistry of this 3 bdrm/2 bath home will inspire you. Just 20 min. SE of Sandpoint with easy access to CdA this 1.33 parked out and fenced acreage sits in a serene country setting within a short stroll to Lake Pend Oreille. For more information and pictures, look up MLS # 20904368 Offered at **\$298,900** Subject to bank approval of short sale.

Ask The Expert

Who Gets What On The New Tax Credit?

First-Time Homebuyers (FTHBs): First-time homebuyers (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.

Current Owners: The tax credit program now gives those who already own a residence 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.

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.

What are the Income Caps? Single tax filers who earn up to \$125,000 are eligible for the total credit amount. Those who earn more than this cap can receive a partial credit. However, single filers who earn \$145,000 and above are ineligible. Joint filers who earn up to \$225,000 are eligible for the total credit amount. Those who earn more than this cap can receive a partial credit. However, joint filers who earn \$245,000 and above are ineligible.

What is the Maximum Purchase Price? Qualifying buyers may purchase a property with a maximum sale price of \$800,000.

What is a Tax Credit? A tax credit is a direct reduction in tax liability owed by an individual to the Internal Revenue Service (IRS). In the event no taxes are owed, the IRS will issue a check for the amount of the tax credit an individual is owed. Unlike the tax credit that existed in 2008, this credit does not require repayment unless the home, at any time in the first 36 months of ownership, is no longer an individual's primary residence.

To see this entire article with additional information, please contact your agent.

Deborah Kishbaugh Mountain West Bank
208 763-3448

Buyer and Seller Tips

WHAT TO KNOW ABOUT USDA DIRECT LOANS

Whether you are a buyer or seller, the following will help you with some of the factors needed to qualify the property for a USDA "Direct" loan:

1. USDA Direct will not loan on mobiles unless bought brand new from an approved dealer/contractor.
2. USDA Direct will not loan on properties where not more than 30% of the value is given to the land.
3. USDA Direct will loan on properties with outbuildings AS LONG AS they cannot support a business.
4. USDA Direct will loan on properties with Pier/Post foundations if they meet HUD handbooks.
5. There are no limits on how far from town or work the property is located.
6. If access to the property is through a private road, there must be a road maintenance agreement in place.

For additional information go to <http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?Home>