



Note from Sue:

Well! It has been another great month! We have a lot of new things to tell you about. The battle goes on about extending the tax credit (Which extension will even be voted on?); the December 31st new regulations for RESPA and the truth in lending are fast approaching. Contact me at sestes@ctmaine.com if you have comments, or to be removed from this list.

Confused about the new HUD rule and how it will affect you? Consumer Title will soon have information on our website to answer all your questions.

Link to new rule info:
http://www.hud.gov/offices/hsg/ra/mh/res/respa_hm.cfm

Senate seen extending homebuyer tax credit soon

Mon Oct 26, 2009

WASHINGTON (Reuters) - The U.S. Senate is expected to act later this week to extend a popular tax credit for first-time homebuyers that is scheduled to expire at the end of next month, Sen. Bill Nelson said on Monday.

"We should be able to extend that later this week," Nelson, a Democratic member of the Senate Finance Committee, told reporters before joining President Barack Obama on an Air Force One flight to Florida.

A number of proposals to extend the \$8,000 tax credit are being considered in the Senate.

Senate Majority Leader Harry Reid floated a proposal last Friday to extend the first-time homebuyer tax credit through December 31, 2010. Under Reid's plan, the \$8,000 tax credit would be phased out over time, dropping to \$6,000 in April, \$4,000 in July, and \$2,000 in October, before expiring at the end of 2010.

Reid's offer is a counterproposal to Sen. Johnny Isakson, a Georgia Republican, who wants to extend the \$8,000 tax credit through June and expand it to all buyers of homes that will be a primary residence. Isakson, a former real estate agent, would also raise the income limit of eligible homebuyers to \$300,000 per family from the current \$150,000 limit.

Reid is in the midst of negotiations with Senate Republicans over a pending proposal to extend insurance benefits for the jobless, and a procedural vote on unemployment insurance is expected Tuesday.

If lawmakers can hash out a deal, the housing credit would be attached to the unemployment insurance measure, a Democratic aide told Reuters.

The U.S. real estate and homebuilding industry is lobbying Congress to extend the tax credit although critics say it gives cash to many buyers who would have purchased a home without the benefit.

The White House has also raised concerns about the cost of expanding the credit.

Lawrence Summers, Obama's top economic adviser, told Reuters last week that the administration would be open to extending the existing credit, but wants to see it remain focused on first-time buyers.

The tax credit was approved in February 2008 and about 1.5 million tax returns filed with the Internal Revenue Service have claimed the credit at a cost to the government of \$10 billion, according to officials.

By [Steve Holland](#) and [Corbett B. Daly](#)

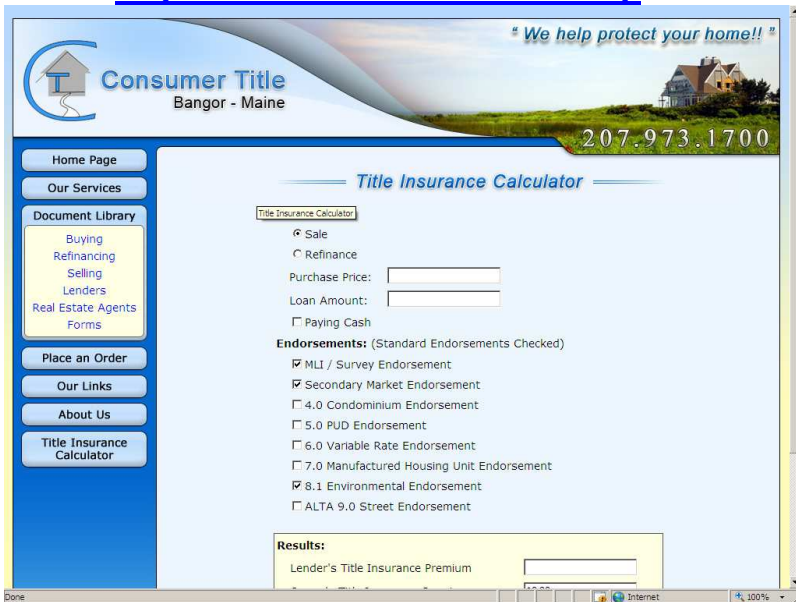
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Monthly Title Claim True Story: TITLE INSURANCE IN ACTION

The Missing Parcel of Land

Facts: Tom and Nancy purchased two parcels of abutting land and built a home on the land. Tom and Nancy purchased an ALTA Owner Policy at the time that they purchased the land and upgraded that policy to an Eagle Owner Policy after their home was built. Although Tom and Nancy purchased two parcels of land, they later learned that, due to an error in drafting their deed, the description for one of the parcels was mistakenly omitted from their deed and in the policy. Survey work revealed that a substantial portion of the garage was located on the omitted parcel of land. Tom and Nancy contacted First American and made a claim under their title insurance policy.

Outcome: First American attempted to obtain a deed to the omitted land from the seller. Unfortunately, the seller had died and his heir refused to sign the deed. Therefore, First American hired counsel to represent Tom and Nancy in filing a law suit to obtain the title to the land. Ultimately, the heir agreed to sign a deed conveying the omitted land to Tom and Nancy for \$15,000.00. First American paid the \$15,000.00 to obtain the deed and paid Tom and Nancy's legal fees.