



Get Ready.



March 2010
Volume 4, Issue 3

Dayton, Ohio Chapter
Chartered 1952
2004 - 2008 WCR Chapter Excellence Award Winner
www.WCRDayton.com, www.WCR.org

We are a network of successful Realtors empowering women to exercise their potential as entrepreneurs and Industry leaders.



March 4
Real Estate Technology
11:30 a.m. DABR
Speaker — Jesse Livesay and Jeff Ullery

March 11
Governing Board Meeting
11:30 a.m. DABR

March 19-21
WCR Leadership Training and Summit
Chicago, IL

April 1
Fair Housing Month
11:30 a.m. DABR
Speaker — John Zimmerman, Miami Valley Fair Housing Center

April 15
Governing Board Meeting
11:30 a.m. DABR

May 6
WCR Fashion Show
11:30 a.m. Hope Hotel

After a recent WCR Governing Board meeting, I had the chance to talk to past-President Anita Looper about the Homebuyers' Tax Credit extension and how it applies to military personnel. There is a special rule for overseas active duty military personnel. The tax credit extension is now April 30, 2010 but **our military personnel have an extra year (April 30, 2011)** to buy a home and still qualify. This additional time alleviates the stress of a 'must buy now' situation when you're on active duty.

As you know, the 10% or up to \$8,000 tax credit is available to all first-time homebuyers; the extension was enhanced to include trade-up or replacement home-buyers with a credit of up to \$6,500. With the extension, the income limits are higher: \$125,000 as an individual and \$225,000 for a married couple. A home purchased after November 6, 2009 cannot cost more than \$800,000.

With tax season fast approaching, make sure you remind your clients to include their closing statement with their tax return and for further details and clarification – consult with one of our WCR loan originators and title members to close the transaction in a timely manner. Remember for the rest of us the April 30th date is for contract purposes – you'll have until June 30th to close the transaction.



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Remember to support our Affiliate Members!
Let's all work together to make it happen.

Welcome!!

A big welcome to our newest members:
April Swett—Country Wide Moving and Storage
Teresa Stewart—Sterling Land Title



Do you have a new e-mail address? Have you moved to a new company? Have any exciting news to share? Please contact **Diane Carter**, Big Hill GMAC Realtors, dianec2428@earthlink.com or **Sheila Crane**, President, Sheila.crane@realliving.com

EPA Changes

Effective January 1, 2010, the Environmental Protection Agency, under Title VI of the Clean Air Act, will no longer allow the air conditioning refrigerant, R22 (Freon), to be manufactured. This new mandate is designed to protect the environment from ozone depleting hydro chlorofluorocarbons (HCFC'S) that can be released through leaks and improper disposal.

A new refrigerant, 410A, (commonly known by the brand name, Puron) is available and is not harmful to the ozone or environment if it leaks from an air conditioning system.

Here are links to help you understand the changes:

- http://www.puron.com/generic/0,2804,CLI1_DIV114_ETI8735,00.html
- <http://www51.honeywell.com/sm/410a>
- <http://www.epa.gov>

It's 5:00 Somewhere Happy Hour

Mark your calendars for the next "It's 5:00 Somewhere" Happy Hour!

Thursday, March 17 from 4-6
The Rusty Bucket—by the Dayton Mall.

Remember, EVERYONE is Irish on St. Paddy's Day!



"Clothes That Work" Spotlight—April

Shoes

Remember, we'll take any of your "interview appropriate" clothing at any time. See Diane Carter or Shannon Walker for more details.

Keep up to date by checking our website often!

www.wcrdayton.com