



Housing Stimulus Law Update

C.A.R.'s Legal Department has released a new legal article, [*Housing Stimulus Laws for 2009*](#), to help REALTORS® understand the recent laws enacted by federal and California lawmakers. This legal article addresses the \$787 billion economic stimulus bill, the federal Making Home Affordable Program, and new California housing stimulus laws.

Here are some of the highlights of C.A.R.'s [*Housing Stimulus Laws for 2009*](#):

- Eligibility requirements for the \$8,000 first-time homebuyer tax credit.
- Updated contact information for determining whether a borrower has a Fannie Mae or Freddie Mac loan. This contact information is also pertinent because lenders are generally prohibited from reducing real estate commissions for Fannie Mae short sales (see [Realegal 2/27/09](#)).
- Details of the \$275 billion Making Home Affordable Program, which includes refinances up to 105% of current value and government subsidized loan modifications.
- Monetary incentives of \$500 for participating loan servicers and \$1,500 for borrowers for doing short sales under the Making Home Affordable Program (see [Question 57](#)).
- Guidelines for the \$10,000 new home tax credit under California law.
- Explanation of the new 90-day extension to the foreclosure process for lenders without comprehensive loan modification programs.

C.A.R. also has prepared a new resource guide that provides a summary of the federal programs, with links to a variety of sources for more detailed information. The guide is available at <http://www.car.org/governmentalaffairs/federal/hrlmp/>.