



J & A ON THE LEVEL

MARCH 2010

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SAVE THE DATES

2010 SPRING TOUR
OF HOMES
BEGINS MARCH 6TH

2010 HOME &
REMODELING SHOW
MARCH 13—14TH
HUDSON SPORTS CENTER

INFORMATION

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NOTES FROM JESSE

Spring is just around the corner, I promise!

Just a quick reminder that the deadline for the federal tax credit is approaching. If you are thinking about building or buying a new home, this program may work for you. Please contact me for details on the program. Don't be afraid to call us for other projects around the house like remodeling, decks, porches and such. We would be more than happy to speak to you about your project.

There are a few other things happening in our area that may interest you: the St. Croix Valley Home Builders Association will be having its Spring Tour of Homes and the Home and Remodeling Show will be going on in Hudson.

We will also have rental units available towards the end of March. Please call for more details.

We are excited to announce that we can now be followed on Facebook! Go to Facebook and search for J&A Custom Homes, Inc and become a fan! We have a page set up for the building side and the rental side of our company. We will use this tool to keep you updated on any important information about the building industry as well as any company news. We also have posted pictures of our past projects and our rental units. Check it out!

It is not too early to start planning your spring project, we have a couple of homes to build in the spring. Plan ahead to get on our schedule as soon as possible.

*Jesse Smith
J & A Custom Homes, Inc.*

LOTS & MORE

Timber Ridge

◆ 235th Street, Dresser, WI 54009
Lot 11: \$28,900
1.01 Acre

Silver Ridge

◆ Garfield Street, Dresser, WI 54009
Lot 27: \$29,900
93 x 157 x 50 x 173

Farmington Hills

◆ 241st Street, Osceola, WI 54020
Lot 1: \$39,900
2.01 Acres

Call for a brochure!

[J & A ON THE LEVEL]

RENTAL INFORMATION



J&A has 3 4-plex units in the Village of Osceola
Each unit has 2 bedrooms and 1 bath.

142 Belmont 4-Plex: Upper-Right Unit may be open 4/1/10

144 Belmont 4-Plex: All units currently full

508 Delmar 4-Plex: All units currently full

If you would like more information, please feel free to give us a call @
715-755-4856 or send an email to info@jandacustomhomes.com



Delmar 4-Plex

CHECK US OUT ON FACEBOOK!

CURRENT BUILDING PROMOTIONS



No Current Promotions

2009 REFERRAL PROGRAM

***Receive His & Her Gift Certificates
For referring someone to J&A Custom Homes
when they build their new home***

Here is what you do: call us with their name and address and we'll send out our information packet; when they sign a construction agreement to build with J & A Custom Homes, we will send you your gift.

The other option is to have them contact us, but you still need to let us know you referred them to claim your gift.

Pretty simple!

***Receive
\$500 in Gift
Cards for a
Referral!***

"YOUR PREMIER WESTERN WISCONSIN HOME BUILDER"

TIDBITS**2009-2010 Home Buyer Federal Tax Credit Fact Sheet****Who is Eligible**

- * First-time home buyers, who are defined by the law as buyers who have not owned a principal residence during the three-year period prior to the purchase, may be eligible for up to an \$8,000 tax credit.
- * Existing home owners who have been residing in their principal residence for five consecutive years out of the last eight and are purchasing a home to be their principal residence ("repeat buyer"), may be eligible for up to a \$6,500 tax credit.
- * All U.S. citizens who file taxes are eligible to participate in the program.

Income Limits

- * Home buyers who file as single or head-of-household taxpayers can claim the full credit (\$8,000 for first-time buyers and \$6,500 for repeat buyers) if their modified adjusted gross income (MAGI) is less than \$125,000.
- * For married couples filing a joint return, the combined income limit is \$225,000.
- * Single or head-of-household taxpayers who earn between \$125,000 and \$145,000, and married couples who earn between \$225,000 and \$245,000 are eligible to receive a partial credit.
- * The credit is not available for single taxpayers whose MAGI is greater than \$145,000 and married couples with a MAGI that exceeds \$245,000.

Effective Dates

- * The eligibility period for the tax credit is for homes purchased after Nov. 6, 2009, and before May 1, 2010. However, home purchases subject to a binding sales contract signed by April 30, 2010, will qualify for the tax credit provided closing occurs prior to July 1, 2010.

Types of Homes that Qualify

- * All homes with a purchase price of less than \$800,000 qualify, including newly-constructed or resale, and single-family detached, townhomes or condominiums, provided that the home will be used as their principal residence. Vacation home and rental property purchases do NOT qualify.

Tax Credit is Refundable

- * A refundable credit means that if the amount of income taxes you owe is less than the credit amount you qualify for, the government will send you a check for the difference.
- * For example:
 - » A first-time buyer who qualifies for the full \$8,000 credit who owes \$5,000 in federal income taxes would pay nothing to the IRS and receive a \$3,000 payment from the government. If you are due to receive a \$1,000 refund, you would receive \$9,000 (\$1,000 plus the \$8,000 first-time home buyer tax credit).
 - » A repeat buyer who owes \$5,000 would pay nothing to the IRS and receive \$1,500 back from the government. If you are due to get a \$1,000 refund, you would get \$7,500 (\$1,000 plus the \$6,500 repeat buyer tax credit).
- * All qualified home buyers can take the tax credit on their 2009 or 2010 income tax return.

Payback Provisions

- * The tax credit is a true credit. It does not have to be repaid unless the home owner sells or stops using the home as their principal residence within three years after the purchase.

The www.federalhousingtaxcredit.com site is being updated. Please check the site next week for more detailed information on the new tax credit!

For more information about this item, please contact [Gwyn Donohue](mailto:Gwyn.Donohue@fha.gov) at 800-368-5242 x8447.

Interior Design Color Trends for 2010

It seems as if 2009 flew by and with it all of "last year's" color trends. While it's impossible to update your home every year with all of the latest and greatest colors of the interior design world, you can add a splash of new color here and there to help yourself stay with the flow. Here's a quick guide on the predicted color trends for 2010.

2010 Color Trends and Global Influences

It is no surprise that 2010 will be influenced by the Global trend. Colors that occur in interior design are actually one year behind the fashion world. This year, the fashion world has focused a lot on global trends and being a "global goddess," was quite common. Eventually this will trickle down into interior design world.

2010 Color Trends and Earth Influences

Recently there has also been a huge surge of interest in 'going green' and focusing on organic or environmentally friendly products. With it has brought fashion products that are earthy in color. Organic or environmentally friendly products often contain no dye or dye that is made from natural processes (such as berries.) This will bring a lot of neutral colors back into play such as beiges, browns, greens and so forth.

Interior Design Colors for 2010

Mixing the earth tones and the global tones will actually be quite complimentary to one another. Earth tones are often more neutral in color and global tones tend to be vibrant and bold. For example, expect to see browns, greens and other neutrals in combination with pinks, blues and yellows or purples.

Yellows and Greens

Both yellow and green will be great colors to work with if you're planning a remodel in 2010. Yellow brings a vibrancy like no other while green is calming and soothing. Combined they can make quite a statement. Just be careful not to over stimulate the yellow. Use yellow in a kitchen, it can stimulate and motivate and even aid in digestion. Meanwhile, using green in a bedroom can create a calming, earthy escape.

Shades of Purple and Orange

Purple will also begin to make a comeback. Rich plum purples and vibrant violet purples will be ideal for 2010. They represent a unique standpoint, romance and global diversity, among others.

Various shades of orange will also help bring vibrancy to a room. Pairing purple and orange can be a great way to add rich, vibrant color to a space. Of course, be sure not to overdo it unless you're going for a scary Halloween effect.

Of course, these are only a few of the colors that are coming to the design world in 2010. This article is simply a guideline as to what to expect in the coming year for interior design, particularly in paint colors and accent colors.