# FIRST-TIME HOME BUYER DECISION TREE

**Have you ever owned a direct interest in residential real estate before?**

- **YES**
  - You do not qualify for the credit.

- **NO**
  - **Was the contract for the sale of your real estate dated prior to August 1, 2017?**
    - **YES**
      - You do not qualify for the credit.
    - **NO**
      - **Did you pay one-half of the realty transfer tax at the higher rate, generally 2.5% (3% in certain areas*), at the time of closing?**

        For properties located In Ardencroft, Ardentown, Hartly, Kenton, and Woodside, the State realty transfer tax rate is 3%, which is generally split between the buyer and the seller.
        - **YES**
          - What was the purchase price of your home? If the purchase price was less than $400,000, multiply the purchase price by 0.5% to determine the refund for which are eligible.

            If the purchase price was more than $400,000, you will qualify for the maximum credit of $2000.
        - **NO**
          - You do not qualify for the credit.