



# NEAMB Monthly Bulletin

JUNE 2025

## What we do for you!

- Latest Industry News
- New with NAMB
- Building your business!
- Get to Knomaha!
- Grow Omaha – what new businesses are coming to our market?
- 2025 Golf Tournament
- Great resource with education for mortgage professionals and affiliates
- Keep people connected.
- Want to see past newsletters? Go to [click here](#) to view!



## Tax Perks of Homeownership: Maximize Your Benefits

Beyond the pride of owning a home, there are significant financial advantages that extend into tax season. Navigating these benefits may seem complex, but understanding can deliver substantial savings.

**Capital Gains Tax Exclusion** When selling your home, financial gain can be exempt from capital gains tax. If you have lived in the home for at least two of the past five years, you may exclude up to \$250,000 of profit for single filers, or \$500,000 for joint filers. This tax break is beneficial for those upgrading to a larger home or downsizing. Imagine you bought your home for \$200,000 and sold it for \$450,000; as a single filer, you might owe no capital gains tax on your \$250,000 profit.

**Mortgage Interest Deduction** One of the most celebrated tax perks, the mortgage interest deduction allows you to deduct interest paid on loans up to \$750,000, provided the interest exceeds \$600 annually. This can lead to significant savings on your tax bill. For example, suppose you're paying \$10,000 in interest annually on a \$300,000 mortgage; this amount can be deducted, reducing your taxable income effectively.

**Mortgage Insurance Deduction** Often overlooked, mortgage insurance premiums may be deductible for 2021 if your adjusted gross income is less than \$109,000. This can lighten your tax burden substantially. If you're paying \$2,000 annually for mortgage insurance, it could be deducted from your taxable income.

**Mortgage Interest Tax Credits** Those with lower incomes may qualify for mortgage interest tax credits through a Mortgage Credit Certificate from state or local governments, reducing your tax bill directly rather than your taxable income. It's worth investigating state-specific programs, which can lead to savings year after year.

**Tax Benefits for Home Improvements** Major home improvements, such as adding solar panels, often come with additional tax incentives. Renewable energy credits might apply, along with deductions for medically necessary upgrades, such as wheelchair ramps. These not only add value to your home but also offer tax relief. Keep thorough records of all improvements to simplify claims during tax filing.

Understanding the tax implications and benefits of homeownership is crucial. These advantages can enhance your financial health significantly during tax season. Consulting a tax professional to apply these benefits to your unique circumstances is highly advisable. Contact us for tailored advice on how you can maximize your deductions and credits and enjoy the financial perks of owning your home.

## Our members



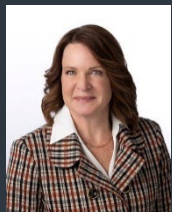
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Chuck Sederstrom  
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Sarah Stone  
Secretary



Holly Schneidewind  
Treasurer

## Board Members

Dave Welte  
Matt Thiel  
Eric Petersen

## NAMB on the Hill: Webinars

Did you know NAMB offers a variety of webinars covering all distinct categories in the mortgage industry? From marketing to underwriting, they have something for everyone to help you keep up to date with the latest information. [Click here](#) to see what they have for you!

[Click here](#) to see what items NAMB is wanting to take to legislature!



We all know that customer testimonials are the best. Not only does it help to drive people to find your company when searching online, but it gives people faith in knowing you will treat them right. If you're not currently asking for people to leave you a review on Google or Facebook, you should be!

Make it a habit of asking for your customers feedback and get it as close to closing as possible. Once you get those testimonials about how awesome you are, promote it! Share it on your social media platforms, put it in your newsletter, have a link to them in your signature line; anything to help get the word out. Just remember, be proactive in responding in a timely manner, especially if the review is less than positive.



What is the housing market doing in Omaha? Are housing sales going up? Down? Staying neutral? We are here to keep you up to date with what is going on, it's good to Knomaha! [Click here](#) to find out more!



Ariat plans to open at Nebraska Crossing this July. Ariat is an apparel, footwear and accessories focusing on equestrian, outdoor and work styles. Secretariat, the legendary racehorse and 1973 Triple Crown winner inspired the name.

[Click here](#) to read more!



Sign up today for our 7<sup>th</sup> annual golf tournament benefitting the 50 Mile March Foundation. This foundation empowers Veterans facing mental health challenges and homelessness by fostering a **community of hope** and **relentless support**. [Click here](#) to sign up as a sponsor or your golf team!



Interested in becoming a member or affiliate? Visit our website to learn more!  
[www.neamb.net](http://www.neamb.net)