



ACTIVE ADULT BUYERS TAKING ADVANTAGE OF RENT-TO-PURCHASE OPTION AT DELAWARE CROSSING 9/16/09

LOPATCONG, N.J. - Active adult homebuyers who are in the process of selling their current home have enthusiastically embraced the spacious single-family attached residences being offered with a rent-to-purchase option at Delaware Crossing at Morris Park.

Leasing activity is on the rise at the neighborhood as those aged 55 and older - many who already have a contract on their present home -- are deciding to take advantage of unique program in which buyers receive six-month rent credit back should they choose to purchase at the end of their lease terms, according to Marilyn Cornelia, Director of Sales and Marketing for Larken Associates, which is developing Delaware Crossing at Morris Park in Warren County's Lopatcong Township.

Two of the community's most popular designs - the Christie ranch and two-story Danielle - are being offered with a rent-to-purchase option. The Christie ranch is available from \$1,700 a month and the Danielle is available from \$1,800 a month. Both homes are appointed with upgraded cabinets, fully appliances kitchens, granite countertops, hardwood flooring, and gas fireplaces and much more.

"It's a win-win situation," says Ms. Cornelia. "This program presents the opportunity to experience first-hand an active adult community with countless amenities and a care-free, low-maintenance lifestyle. If they enjoy their new home and lifestyle, they can opt to purchase here and receive six months of rent back.

"Better yet, if they have a home to sell, the program eases stress by providing additional time to complete the sale."

Delaware Crossing residents can indulge themselves in a wide array of activities at the magnificent pool, bocce and tennis courts, shuffleboard and a horseshoe court. There's also a professionally-decorated clubhouse which offers a game room, card room and fully-equipped kitchen and fitness center complete with steam and whirlpool rooms.

While there's certainly plenty to do on-site, Delaware Crossing's unique location in the heart of northwest New Jersey offers access to many shopping and entertainment possibilities, as well as one of the state's natural treasures—the New Jersey Skylands where an assortment of parks, lakes, golf and tennis courses and other outdoor recreational areas can be found.

"There are countless opportunities available in the area," indicates Ms. Cornelia. "From rolling hills and meadows to the riverbanks of the Delaware River, Lopatcong has many outdoor pursuits to be enjoyed.

"Warren County is also home to Hawkers Hollow Golf Course, Architect's Golf Course and the Warren County Fairgrounds, and other charming activities such as antique shopping and wineries. On the other side of the Delaware River is Pennsylvania's Lehigh Valley, providing access to seasonal resorts and amenities such as skiing and golf."

Delaware Crossing's desirable location is tucked away in a private, picturesque area that is accessible to major roadways, shopping, and cities. Major roadways such as Routes 22 and 57 plus Interstate 78 whisk commuters to the major destinations throughout Warren, Hunterdon, Morris, Essex, Bergen and Hudson Counties.



Low-maintenance single-family attached homes at Delaware Crossing at Morris Park are available for purchase from \$299,990. Seven distinctive floorplans are available with two-bedrooms, 2.5 baths, full appliance package with washer and dryer, two-car garage and a host of premium finishes and appointments. Homes with basements are also available.

A limited number of homes with "immediate occupancy" are now available at Delaware Crossing. The residences provide delivery dates shortly after signing a contract.

For additional information on Delaware Crossing, please call (908) 454-2267. The Delaware Crossing sales office is open daily 11 a.m. to 5 p.m. and closed on Tuesdays and Wednesdays. To visit the community, take Rt. 78 West to Exit 3. Proceed 1/2 mile to 3rd light at intersection (Rt. 519) & make a right turn. Proceed to 2nd light at Rt. 57 & make a left. Go approximately 1-1/2 miles to Red School Lane & make a right. Proceed to light at Baltimore St. & make a left. Proceed about 1/2 mile to First St. & make a right turn, Sales Center on left.

