



**MARKETING DEPARTMENT
SAMPLE PORTFOLIO**

EVENTS + PROJECTS

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EVENTS

Tradeshow Booth with Endcaps

**BURKENTINE**
REAL ESTATE GROUP

**Live Different.**

burkentine.com    



 **BURKENTINE**
BUILDERS

 **BURKENTINE**
PROPERTY MGMT

 **BURKENTINE**
INVESTMENTS

 **BURKENTINE**
LAND DEVELOPMENT

For more than 30 years, Burkentine has been a family-owned business committed to creating meaningful spaces built with quality and craftsmanship unsurpassed in the industry.



APARTMENTS
COMMERCIAL PROPERTIES
DUPLEXES/VILLAS
SINGLE-FAMILY DETACHED
TOWNHOMES

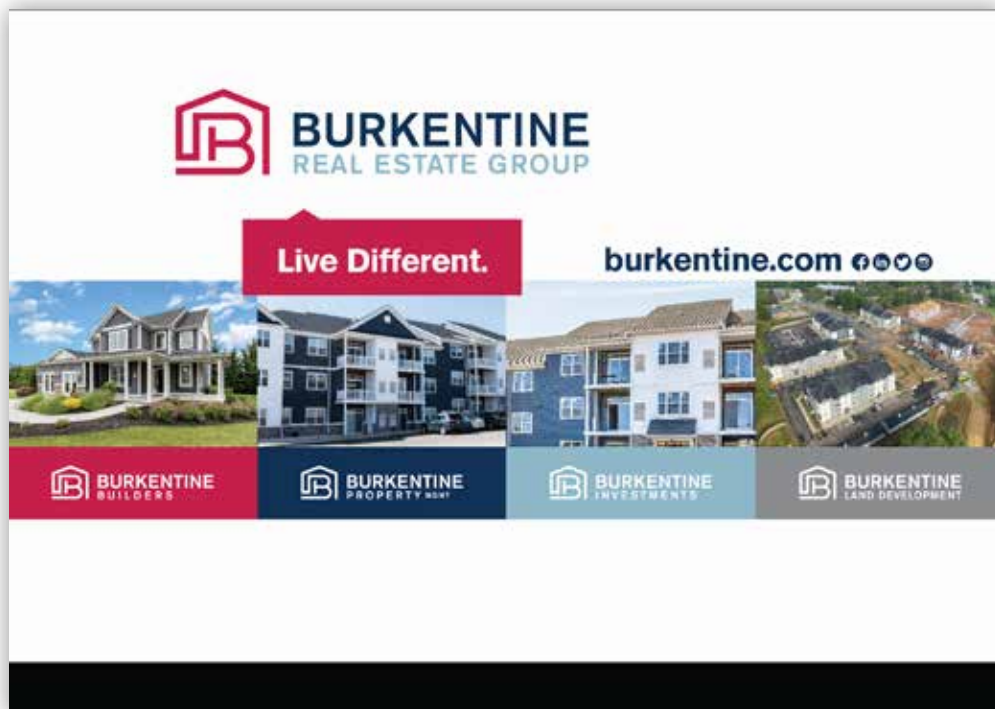


4,700
residential
units
TODAY

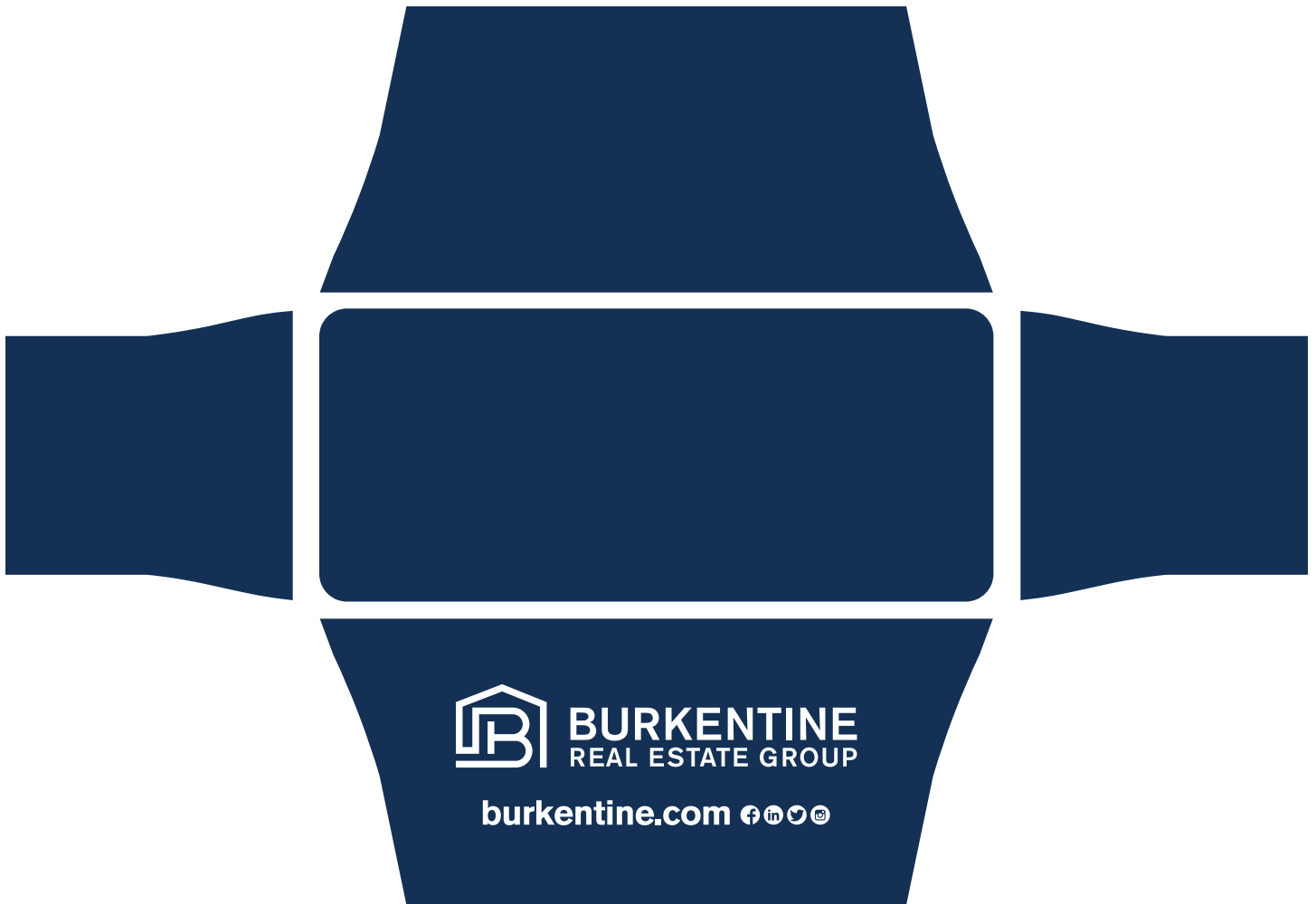
10,000+
residential
units
IN DEVELOPMENT

**BURKENTINE**
REAL ESTATE GROUP

Outdoor Booth with Canopy



Tablecloth



SALES PROJECTS/CONSUMER MARKETING

Steeple Chase Open House

Burkentine.com

open HOUSE



3.875% (4.581% APR)*
SPEC-TACULAR EVENT SPECIAL FINANCING



come see our model!

open house

- The Salem floorplan
- Over 2 acres of land
- No HOA
- Beautiful views
- **Light refreshments and gift basket giveaway!**

**OCTOBER 15
10-2 PM**

**Steeple Chase
Lot 13
360 Steeple View Drive
Hanover, PA 17331**

contact

RSVP by October 12 at
Burkentine.com/rsvp

**Disclaimer on website*



Follow @BurkentineRealEstateGroup



OPEN HOUSE

Family and Friends Welcome to Visit the Home

Come experience everything that Residence at the Bridges has to offer!

9.24.22 | 10-2 PM

**RESIDENCE AT THE BRIDGES
LOT 13 (100 LOBELL ROAD), ABBOTTSTOWN, PA**

LIGHT FARE • GIVEAWAYS

Please join us for an open house Saturday, September 24, 2022, from 10-2 pm. Bring along a friend or family member to purchase a home at Residence at the Bridges! Open house will be held rain or shine.

**RSVP TO TIMOTHY@BURKENTINE.COM • 717/ 521-8315 OR
KIETIE@BURKENTINE.COM • 717/ 634-7367**



Burkentine.com

Follow @BurkentineRealEstateGroup



Brookside Open House

Burkentine.com

SAVE \$10,000!



**Photo of a similar model*

~~\$256,500~~ NOW \$246,500!

**Brookside Heights
Lot 41C, 63 Coop Lane, Hanover, PA 17331**

Burkentine is now offering \$10,000 off of the townhome at 63 Coop Lane in Brookside Heights! New contracts must be written by October 31, 2022, and the home must close by November 30, 2022 to receive the sales price PLUS the special financing.

3.875% (4.581% APR)*
SPEC-TACULAR EVENT SPECIAL FINANCING



Follow @BurkentineRealEstateGroup



kieltie@burkentine.com
717/ 634-7367

*3.875% (4.581% APR) promotional financing offer applies to select immediate move in homes with new contracts written on or after September 1, 2022 and close by November 30, 2022. Available only for closed purchase agreements with financing through PeoplesBank. Value of incentives may not be combined with other offers. Interest rate is as of 9/1/2022. An interest rate of 3.875% (4.581% APR) for a 30-year amortized, 7/1 ARM, 740 FICO, owner occupied, conventional mortgage, with a 10% down payment, 1% discount point paid by the seller. Rates may change or not be available or funds may be exhausted. Buyer is subject to qualification for specific loan terms, occupancy, down payment, credit and underwriting requirements, and/or investor program guidelines. Estimated loan amount of \$315000 and sales price of \$350000. See Sales Consultant for full details on available immediate move in homes in your area. Maximum closing cost assistance may vary based on the purchase price, product and occupancy. Not all borrowers will qualify for said rate. Rate is not applicable for all credit profiles. Restrictions apply. Maximum contribution limits will apply. Subject to final negotiation of contract terms and is subject to all RESPA guidelines. Burkentine Builder, LLC is not a lender. (www.nmlsconsumeraccess.org). See a Sales Consultant for full details. Equal Housing Opportunity. *Promotional rate available on specific homes.



Christmas in July



Christmas in July!



Celebrate Christmas in July with Burkentine Builders

Put a bow on your brand new townhome and save thousands with incentives only Santa can deliver. Hurry in and save big!



HUDSON RIDGE

Extended rate lock PLUS receive up to 4% towards closing**
PLUS an appliance package.

CONTACT BREEANNA@BURKENTINE.COM OR 717/ 965-7956



**BURKENTINE
BUILDERS**

Burkentine.com



*All incentives are applicable with the use of our preferred lender and for new contracts between July 1 through July 31, 2022. Offer excludes all prior contracts. Some restrictions apply. Please contact Sales Consultant for details.

**1% Rate lock and 4% closing credits are limited to the maximum seller contribution limits. Restrictions on credit limit may apply. The appliance package is valued at \$5,000. Extended rate lock is a value not to exceed 1%.



Direct Mailer



OPEN HOUSE

JUNE 11 FROM 12-2PM

199 MEADOW LANE, ABBOTTSTOWN, PA

Join us for an open house! Featuring The Springfield floorplan, this single-family home is situated on nearly half an acre and ready for occupancy this summer!

- 1900 sq ft
- 4 beds
- 2 full baths
- 1 half bath
- 0.46 acres
- Luxury vinyl flooring
- 9 ft ceilings
- Staggered kitchen cabinets
- Two-car garage

Light refreshments will be served.

BURKENTINE BUILDERS
Burkentine.com

Direct Mailer

**Move-In Ready
Homes Available!**

**SPEC-TACULAR
EVENT**

**3.875%(4.581% APR)*
SPECIAL FINANCING**

Kiellie Conaboy
717/ 634-7367 or 717/ 698-2614
Sales@Burkentine.com

 **BURKENTINE
BUILDERS**



Find us behind the York Street Treat!
Sales Model at 202 South Center Street
Hanover, PA 17331

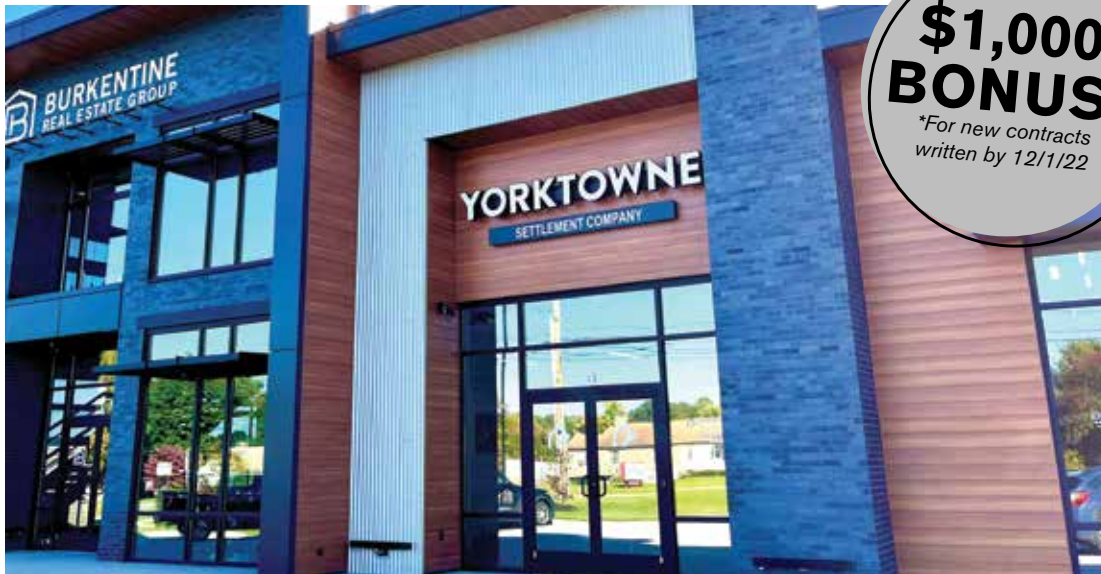
 **BURKENTINE
BUILDERS**
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*3.875% (4.581% APR) promotional financing offer applies to select immediate move-in homes with new contracts written on or after September 1, 2022 and close by November 30, 2022. Available only for closed purchase agreements with financing through People's Bank. Value of incentives may not be combined with other offers. Interest rate is as of 8/1/2022. An interest rate of 3.875% (4.581% APR) for a 30-year amortized, 7/1 ARM, 7:60 FRD, interest-occupied, conventional mortgage, with a 10% down payment. US discount points paid by the seller. Rates may change or not be available or funds may be exhausted. Buyer is subject to qualification for specific loan terms, occupancy, down payment, credit and underwriting requirements, and/or investor program guidelines. Estimated loan amount of \$315,000 and sales price of \$550,000. See Sales Consultant for full details on available immediate move-in homes in your area. Maximum closing cost assistance may vary based on the purchase price, product and occupancy. Not all borrowers will qualify for said rate. Rate is not applicable for all credit profiles. Restrictions apply. Maximum contribution limits will apply. Subject to final negotiation of contract terms and is subject to all HUDPA guidelines. Burkentine Builders, LLC is not a lender. (www.aahdc.com/consumers.org). No sure if we need to place our license? See a Sales Consultant for full details. Equal Housing Opportunity. *Promotional rate available on specific homes.



Realtor**Mixer**



11.10.22 | 2-6 PM

1454 BALTIMORE STREET, SUITE A, HANOVER, PA 17331

*Event will be in the basement of Burkentine headquarters.
Overflow parking will be in the shopping center area behind the office.*

LIGHT FARE ▪ GIVEAWAYS ▪ PING PONG ▪ TRIVIA

Please join us for a realtor mixer November 10 from 2-6 pm. There will be a ping pong competition as well as trivia for a chance to win great prizes! Light refreshments will be served.

RSVP: katie@ysctitle.com



Burkentine.com



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YorktowneSettlement.com



Follow [@YorktowneSettlementCo](https://www.instagram.com/YorktowneSettlementCo)



JagerHomeloans.com

TJ Jager | Sales Manager
443.384.3904 | tjager@primeres.com
NMLS: 1170899



Event Sponsor with the York Home Builders Association



RSVP Forms on Website

717-698-2614



Open House RSVP

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Join us!

Stay tuned for our next event.

RSVP

Name *

First

Last

Email *

Email Address *

Phone *

Telephone

RSVP

*3.575% (4.581% APR) promotional financing offer applies to select immediate move in homes with new contracts written on or after September 1, 2022 and close by November 30, 2022. Available only for closed purchase agreements with financing through PeoplesBank. Value of incentives may not be combined with other offers. Interest rate is as of 9/1/2022. An interest rate of 3.575% (4.581% APR) for a 30-year amortized, 7/1 ARM, 740 FICO, owner occupied, conventional mortgage, with a 10% down payment, 1% discount point paid by the seller. Rates may change or not be available or funds may be exhausted. Buyer is subject to qualification for specific loan terms, occupancy, down payment, credit and underwriting requirements, and/or investor program guidelines. Estimated loan amount of \$315000 and sales price of \$350000. See Sales Consultant for full details on available immediate move in homes in your area. Maximum closing cost assistance may vary based on the purchase price, product and occupancy. Not all borrowers will qualify for said rate. Rate is not applicable for all credit profiles. Restrictions apply. Maximum contribution limits will apply. Subject to final negotiation of contract terms and is subject to all RESPA guidelines. Burkentine Builder, LLC is not a lender. (www.nmlsconsumerscoess.org). See a Sales Consultant for full details. Equal Housing Opportunity. *Promotional rate available on specific homes.



1014 Baltimore Pike, Suite A
Haverhill, PA 17331

717-698-2614

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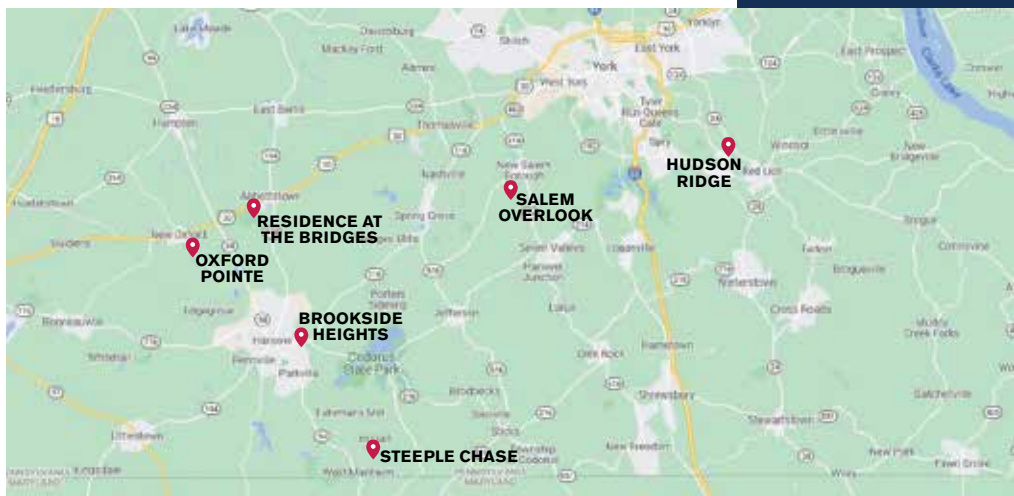
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20220902 | 1 of 4 | 01/20/2022

Chat now

New Home Community Sales Flyer for Events

NEW HOMES



Burkentine.com • 717/ 698-2614 • sales@burkentine.com

Like us on



Lead Form Fills



Thank you for visiting! Please fill out the form below.

First Name _____ Last Name _____ Date _____

Address _____

City _____ State _____ Zip _____

Email _____

Phone _____

Home style preference

- ☐ Single-Family 1-Story ☐ Townhome ☐ Duplex ☐ Patio Home
☐ Single-Family 1-Story ☐ Split/Bi/Tri-Level ☐ Other _____

Number of bedrooms _____ Number in household _____

Financing

- ☐ First Time Buyer ☐ Construction Loan
☐ FHA/VA ☐ Applied for Loan

Price range (Including lot)

- ☐ \$150,000-175,000 ☐ \$175,000-200,000 ☐ \$200,000-225,000
☐ \$225,000-250,000 ☐ \$250,000-300,000 ☐ \$300,000-350,000
☐ \$350,000-400,000 ☐ \$400,000-500,000 ☐ \$500,000 or more

What is your timeframe for moving

- ☐ ASAP-3 Months ☐ 3-6 Months ☐ 6 Months-1 Year ☐ Over 1 Year

Do you currently ☐ Rent ☐ Own ☐ Other _____

Do you need a rental ☐ Yes ☐ No

How did you learn about us _____

Is this your ☐ First Visit ☐ Return Visit

Did another realtor refer you ☐ Yes ☐ No

If yes, what is realtor's name & company _____

Have you signed an agreement with another realtor ☐ Yes ☐ No

If yes, what is realtor's name & company _____

NOTE: Your realtor will not be honored a commission if this information is not included on your initial visit.

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Open House Listings on Website

717-698-2014

Open Houses

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We're Always Open!
Schedule your personalized tour with us by calling 717-698-2014 or tour our open houses digitally below.

Open House
 Model Home

OPEN HOUSE

The Springfield - Windsor

ADDRESS 100 Windsor Drive, York, PA 17408
 PRICE From \$100,000
 STATUS New to market
 BEDROOMS 4
 BATHS Full, 2 half
 STYLE Two Story Single Family
 SQ. FEET (APPROX) 1600
 PLAN The Springfield
 COMMUNITY Offsite
 OPEN HOUSE DATE AND TIME Saturday 3-4pm
 VIDEO [Click Here](#)
 VIRTUAL 3D TOUR [Click Here](#)

[DOWNLOAD BROCHURE](#)
[GET DIRECTIONS](#)

OPEN HOUSE

The Sales - Seven Valleys

ADDRESS Palmyra Road, Seven Valleys, PA
 PRICE From \$200,000
 STATUS Coming Soon (Home photo)
 BEDROOMS 4
 BATHS Full, 2 half
 STYLE 1.5 Story - First Floor Master
 SQ. FEET (APPROX) 2000
 PLAN The Sales
 COMMUNITY Offsite
 OPEN HOUSE DATE AND TIME Saturday 11-4pm
 VIDEO [Click Here](#)
 VIRTUAL 3D TOUR [Click Here](#)

[DOWNLOAD BROCHURE](#)
[GET DIRECTIONS](#)

MODEL HOME

The Ivory I Model Home - Hanover

ADDRESS 200 South Union Street, Hanover, PA 17331
 PRICE Not for Sale
 STATUS Model Home
 BEDROOMS 5
 BATHS Full, 2 half
 STYLE Townhome
 SQ. FEET (APPROX) 1700
 PLAN The Ivory I
 COMMUNITY Developer Heights
 OPEN HOUSE DATE AND TIME Wednesday 3-7pm /
 Saturday 10-4pm / Sunday 10-4pm / Monday-Sunday
 Appointment Only
 VIDEO [Click Here](#)
 VIRTUAL 3D TOUR [Click Here](#)

[DOWNLOAD BROCHURE](#)
[GET DIRECTIONS](#)

MODEL HOME

The Amberly II Model Home

ADDRESS 1000 Hanover Road, Hanover, PA 17331
 PRICE Not for Sale
 STATUS Model Home
 BEDROOMS 4
 BATHS Full, 2 half
 STYLE Two Story Single Family
 SQ. FEET (APPROX) 1600
 PLAN The Amberly II
 COMMUNITY Offsite
 OPEN HOUSE DATE AND TIME Saturday and Sunday
 11-4pm
 VIDEO [Click Here](#)
 VIRTUAL 3D TOUR [Click Here](#)

[DOWNLOAD BROCHURE](#)
[GET DIRECTIONS](#)

MODEL HOME

The Ivory I Model Home - Red Lion

ADDRESS 10000 Red Lion Road, Red Lion, PA 17357
 PRICE Not for Sale
 STATUS Model Home
 BEDROOMS 4
 BATHS Full, 2 half
 STYLE Townhome
 SQ. FEET (APPROX) 1700
 PLAN The Ivory I
 COMMUNITY Red Lion Ridge
 OPEN HOUSE DATE AND TIME Thursday 3-6pm /
 Saturday 10-4pm / Sunday 10-4pm / Tuesday-Thursday
 Appointment Only
 VIDEO [Click Here](#)
 VIRTUAL 3D TOUR [Click Here](#)

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1000 Hanover Road, Suite 8
 Hanover, PA 17331
 717-698-2014

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First Name *

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Homes for Sale on Website

717-698-2014



Find the Best Single-Family Homes & Townhomes for Sale in York County, PA

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When you are looking for a new place to call home, you want to find a home that is the right size, at the right location, and for the right price. After all, you deserve a safe and comfortable home to raise your family and fulfill your dreams.

Burkentine Builders offers numerous brand-new single-family homes and luxury townhomes for sale in York County, PA, and the surrounding areas. Our new construction townhome communities are safe and quiet areas with growing families waiting for neighbors like you. These homes for sale provide today's most desirable features, like walk-in closets, two-car garages, **basement**, and so much more. Plus, you get to enjoy them right away because the home is already built—no need to wait!

We've built homes for over 30 years and have the expertise and skill to create high-quality new homes in Hanover, PA. So, whether you're looking to purchase a townhome or a single-family home in York County, Burkentine Builders has a place for you! Browse our listing information below, and then contact us to schedule a tour of your potential new home.

[CONTACT US](#) SORT BY

[House Plans](#)[Office Homeoffice](#)[Open House](#)[Model Homes](#)

[Beverly Heights](#)[Madison Ridge](#)[Residence at the Bridges](#)[Salem Overlook](#)



The Springfield - Abbotsdown

ADDRESS 101 Laurel Road, Abbotsdown, PA 17201

PRICE From the \$260,000s

STATUS Coming Soon "Under photos"

BEDROOMS 3

BATHS Full 2 (bath 1)

STYLE Two Story Single Family

SQ. FEET (APPROX) 1600

PLAN The Springfield

COMMUNITY Residence at the Bridges

VIDEO [Click Here](#)

VIRTUAL 3D TOUR [Click Here](#)

[CONTACT AGENT NOW](#)



The Yorktowne - York

ADDRESS 1017 Black Hill Drive, York, PA 17403

PRICE From the \$470,000s

STATUS Coming Soon "Under photos"

BEDROOMS 3

BATHS Full 2

STYLE Rancher

SQ. FEET (APPROX) 1800

PLAN The Yorktowne

COMMUNITY Salem Overlook

VIDEO [Click Here](#)

VIRTUAL 3D TOUR [Click Here](#)

[CONTACT AGENT NOW](#)



The Ivory I - Hanover

ADDRESS 101 Maple Drive, Hanover, PA 17331

PRICE From the mid \$300,000s

STATUS Coming Soon "Under photos"

BEDROOMS 3

BATHS Full 2 (bath 1)

STYLE Townhome / Duplex

SQ. FEET (APPROX) 1100

PLAN The Ivory I

COMMUNITY Brookside Heights

VIDEO [Click Here](#)

VIRTUAL 3D TOUR [Click Here](#)

[CONTACT AGENT NOW](#)



The Salem - Hanover



The Amberly II - York



The Ivory I - Hanover

Flyers for Informational Boxes



BURKENTINE
BUILDERS



Live Different.



WELCOME TO STEEPLE CHASE

Steeple Chase is nestled in the heart of South Hanover, right around the corner from the beautiful Codorus State Park. This community of elegant custom homes provides ample communal spaces and convenient access to sought-after schools. Steeple Chase offers homes large enough for the entire family, and yards with plenty of space for the kids to play. Located just a few minutes from the Maryland line, you can enjoy the perks of a small town or a big city with a short drive.

SCHOOLS

- West Manheim Elementary
- Emory H. Markle Intermediate
- South Western High School

DIRECTIONS

From Hanover, PA Square, take Rte. 94 South (Baltimore Street). Approximately 5.5 miles, make a left onto Musselman Road. At the next 4-way stop make a right onto Black Rock Road. After 0.2 miles, turn right onto Ross Road. Travel approximately 0.5 miles and Steeple Chase will be on your left.

GPS LOCATION

Ross + Hobart Road, Hanover, PA 17331

STYLE

Single Family Homes

SQ. FT. (APPROX)

2100+ Sq. Ft.

PROPERTY

Spacious 2+ Acre Lots

CONTACT

Tim Bambule
Phone 717/ 521-8315

1640 Simpson Drive
Hanover, PA 17331

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www.burkentine.com

Homes for Sale Videos



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Spectacular Financing Sales Event

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BURKENTINE BUILDERS



SPEC-Tacular Event
***3.875% (4.581% APR)**
Special Financing

Hello Tracie,
 We're offering a special interest rate on Burkentine homes - limited time opportunity! We have quick delivery homes that are ready for move-in. Visit us at one of our communities or view our homes for sale online. Don't miss out!

[View Homes for Sale](#)

\$1,000 Realtor Bonus!

During the month of September, we're offering realtors an extra \$1,000 bonus for new contracts signed by September 30, 2022!

Questions? Email us at sales@burkentine.com

*3.875% (4.581% APR) promotional financing offer applies to select immediate move-in homes with new contracts written on or after September 1, 2022 and close by November 30, 2022. Available only for closed purchase agreements with financing through PeoplesBank. Value of incentives may not be combined with other offers. Interest rate is as of 9/1/2022. An interest rate of 3.875% is subject to a 10% down payment, per investor program rules on available for prime, product and

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BURKENTINE BUILDERS **YORKTOWNE**
SETTLEMENT COMPANY



Open House
Come see our New Model!

Hello Tracie,
 You're invited to our newest community, Steeple Chase, in south Hanover, PA!

When: October 12 from 3-5pm
Where: Steeple Chase, Lot 13, 360 Steeple View Drive, Hanover, PA 17331

Featuring The Salem floorplan, this home is situated on over two acres of land with beautiful views in a community with no HOA fee. **Light refreshments will be served and a basket giveaway!**

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BURKENTINE BUILDERS **YORKTOWNE**
SETTLEMENT COMPANY



Open House
Come see our New Model!

Hello Tracie,
 It's not too late to join us at our newest community, Steeple Chase, in south Hanover, PA!

When: October 12 from 3-5pm
Where: Steeple Chase, Lot 13, 360 Steeple View Drive, Hanover, PA 17331

Featuring The Salem floorplan, this home is situated on over two acres of land with beautiful views in a community with no HOA fee. **Light refreshments will be served and a basket giveaway!**

RSVP!

SPEC-Tacular Event
***3.875% (4.581% APR)**
Special Financing

Time to act is now - hurry in! We're offering a special interest rate on Burkentine homes - limited time opportunity! We have quick delivery homes that are ready for move-in. Visit us at one of our communities or view our homes for sale online. Don't miss out!

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BURKENTINE BUILDERS



SPEC-Tacular Event
***3.875% (4.581% APR)**
Special Financing

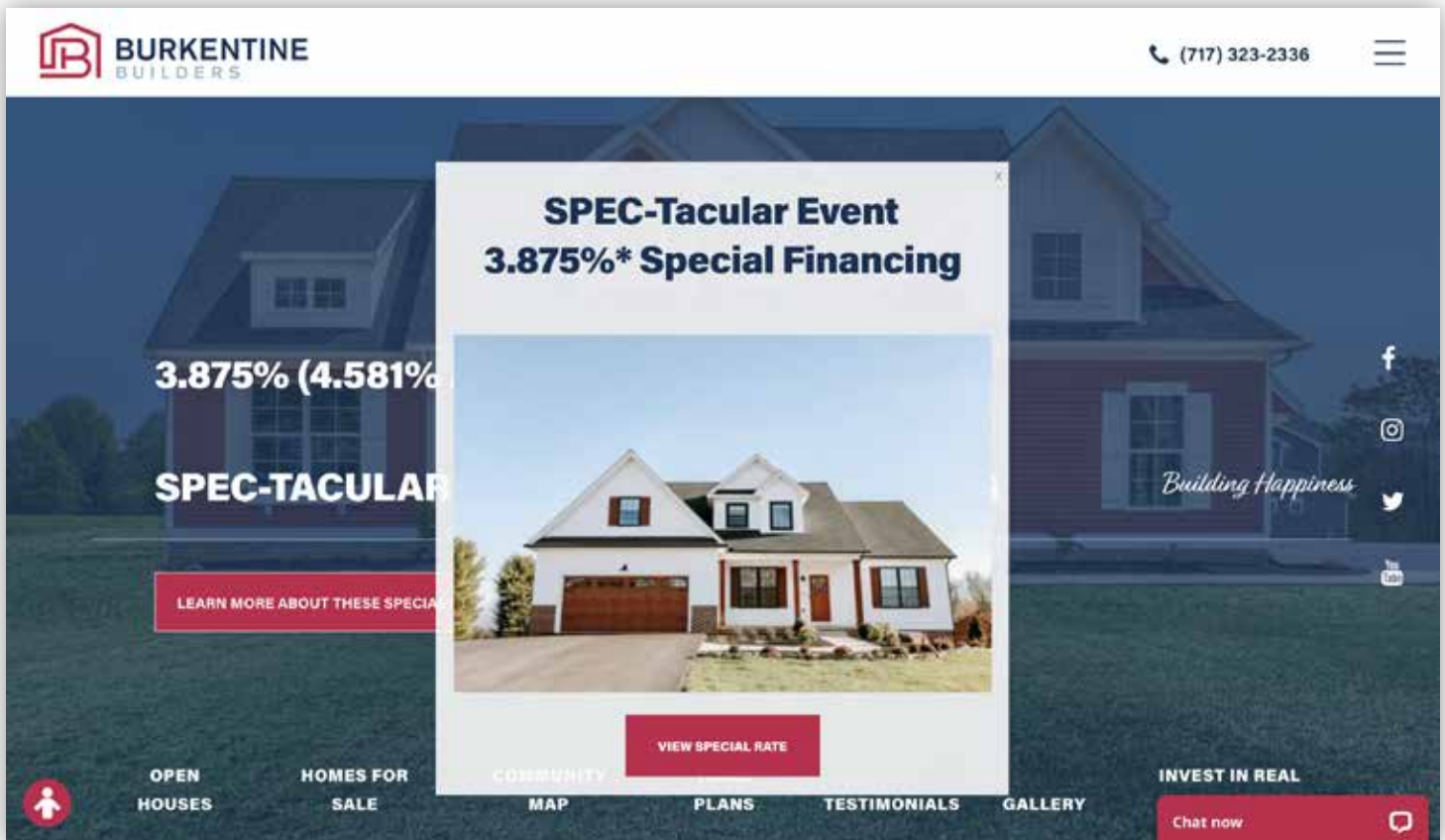
Hello Tracie,
 Time to act is now - hurry in! We're offering a special interest rate on Burkentine homes - limited time opportunity! We have quick delivery homes that are ready for move-in. Visit us at one of our communities or view our homes for sale online. Don't miss out!

[View Homes for Sale](#)

DK - campaign_Campaign_SPEC_Tacular_Sales_Event_2022

Email Campaign Report		
Title:	SPEC Tacular Sales Event	
Subject Line:	Burkentine Homes - 3.875% Special Interest Rate for Limited Time	
Delivery Date/Time:	Thu, Sep 1, 2022 1:30 pm	
Overall Stats		
Total Recipients:		3,475
Successful Deliveries:		3,354
Bounces:	121 (3.5%)	0
Times Forwarded:		0
Forwarded Opens:		0
Recipients Who Opened:	1,132 (33.8%)	1,096
Total Opens:		1,096
Last Open Date:	10/16/22 10:48PM	11
Recipients Who Clicked:	56 (1.7%)	123
Total Clicks:		123
Last Click Date:	9/16/22 8:07AM	11
Total Unsubscribes:		3
Total Abuse Complaints:		0
Times Liked on Facebook:		0
Clicks by URL		
URL:	Total Clicks	Unique Clicks
https://burkentine.com/homes/2utm_source=email&utm_medium=email&utm_campaign=special_financing	83	\$1
http://instagram.com/BurkentineRealEstateGroup	16	4
https://www.facebook.com/BurkentineRealEstateGroup	12	2
https://www.youtube.com/channel/UC8_AhC4dQdMgNfZED	1	1

Special Financing Pop-up on Website



Social Media Stands for Communities

Connect with us!

 on Facebook
@RentWynfield 

 on Instagram
@RentWynfield 

Leave a Review

We Value Your Feedback

Like 
Follow 
& Share 

WYNFIELD
Luxury Rentals 

Connect with us!

 on Facebook
@RentFranklinSquare 

 on Instagram
@RentFranklinSquare 

Leave a Review

We Value Your Feedback

Like 
Follow 
& Share 

 **FRANKLIN SQUARE**
LUXURY RENTALS 

Connect with us!

 on Facebook
@RentHudsonRidge 

 on Instagram
@RentHudsonRidge 

Leave a Review

We Value Your Feedback

Like 
Follow 
& Share 

 **Hudson Ridge**
Luxury Rentals 

Yorktowne Settlement Flyers

Seven Reasons to Buy TITLE INSURANCE



YORKTOWNE
SETTLEMENT COMPANY

Purchasing a home is a momentous occasion and is likely to be the biggest financial investment you'll make in your lifetime. Such an investment requires proper protection, particularly when we're talking about the very place where you and your family live, rest, bond and grow. One way to protect it is with title insurance. Here are seven reasons why title insurance is vital for homeowners' financial security.



1 A THOROUGH TITLE SEARCH

Before you commit to buying or refinancing property, a title examiner will examine title plants or public record databases to determine ownership of the property and to uncover deeds, mortgages, wills, divorce decrees, court judgments, tax records, liens, encumbrances, bail bonds, and maps associated with your potential property. This search is designed to disclose any potential title defects or legal issues ahead of time.

2 PROTECTION FROM UNFORESEEN DEFECTS

Despite the exhaustive title search, there is still potential for unforeseen title defects to arise long after you've purchased your new property. Title insurance will protect you from undisclosed or secret:

• **LIENS** that are the result of a prior owner's actions which can be placed against the property by a contractor, tax authority or lender who hasn't been paid.

• **EASEMENTS** or a third party's right to use or access your property even though you are the owner. Say a utility or sewer line runs through your backyard—if so, the utility or sanitation company will have an easement allowing them to access your property. The easement could also prohibit you from using your property however you want, such as building a garage or adding a pool.

• **ENCUMBRANCES** or other forms of claims against the property, which can include restrictive covenants imposed by homeowners' associations or leaseholder rights.

• **OUTSTANDING DEBT** from the previous owner, such as mortgages, judgments, unpaid child support or unpaid taxes.

• **CONFLICTING WILLS** or an undisclosed/unknown heir of a previous owner suddenly claiming ownership.

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YOU DON'T HAVE TO



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TRAIN YOUR DOG

...BUT IT'S A GOOD IDEA

YOU DON'T HAVE TO BUY AN OWNER'S TITLE INSURANCE POLICY, BUT IT'S A GOOD IDEA.

For most of us, the purchase of a home is the biggest investment we ever make. As you approach the day of closing, all the details can be a little overwhelming. You might easily overlook the most important step in the entire settlement process — **the purchase of owner's title insurance on that wonderful new home of yours.**

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8 Common *Misconceptions* About Title Insurance

Buying a new home is one of life's most gratifying experiences. Making sure your right to own the property is protected can be just as rewarding. During the process of purchasing your dream home, you'll hear two words you've probably never given much thought — title insurance.

As with the rest of the home buying process, title insurance can be difficult to comprehend. To complicate matters, the topic is often surrounded by misconceptions that keep home buyers from recognizing its importance. To help you get a better understanding of what title insurance is and how it protects your property rights, let's analyze eight common misconceptions:

1. Title insurance offers only minimal protection.

When you purchase a home, you receive "title" to the property. Title is your legal right to own it. Early in the home buying process, a title search is conducted to review the history of the property and uncover any issues that could limit your right to ownership. Even after the most meticulous search of public records, there can be hidden title defects, such as tax liens, forged signatures, claims by ex-spouses and recording errors. These title defects can remain undiscovered for months or even years after you purchase the home.

2. There is only one type of title insurance.

There are two types of title insurance policies: an owner's policy and a loan policy. An owner's policy protects you, the property owner, against loss or damage in the event there is a covered title defect in your right of ownership to the property. If you're obtaining a mortgage loan to purchase your home, a mortgage lender will likely require that you purchase a loan policy, also known as a lender's policy. This type of policy protects the lender's interest in the property until the mortgage loan is paid in full. The loan policy provides no coverage to the homeowner.

You can opt for more enhanced coverage within your owner's policy. Standard coverage protects you against financial losses for common title defects that occurred prior to the date of the title insurance policy. It includes all the standard coverages, plus even more for matters of which protect against matters that may transpire after the date of the policy.

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Halloween Flyers for Property Management



PUMPKIN CARVING CONTEST

-CARVE TO BE ENTERED TO WIN A \$50 GIFT CARD!

- RSVP by October 14th to enter yourself in the contest! Please send RSVPs to rentals@burkentine.com with "RSVP and your home address"
- Pumpkins will be personally delivered by a Burkentine staff member to your home the week of October 21st!
- Snap a photo of your pumpkin and submit your entry with your name and address to rentals@burkentine.com by October 31st!
- Winners will announced with both Hanover and Gettysburg by November 4th!



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Trunk or Treat

 **BURKENTINE PROPERTIES**

Franklin Square: 10/21 from 5-7
*** Will use parking spaces between 1000 building and townhomes**

.....

Hudson Ridge: 10/28 from 5-7,
***Will use parking lot behind for sale home model**

.....

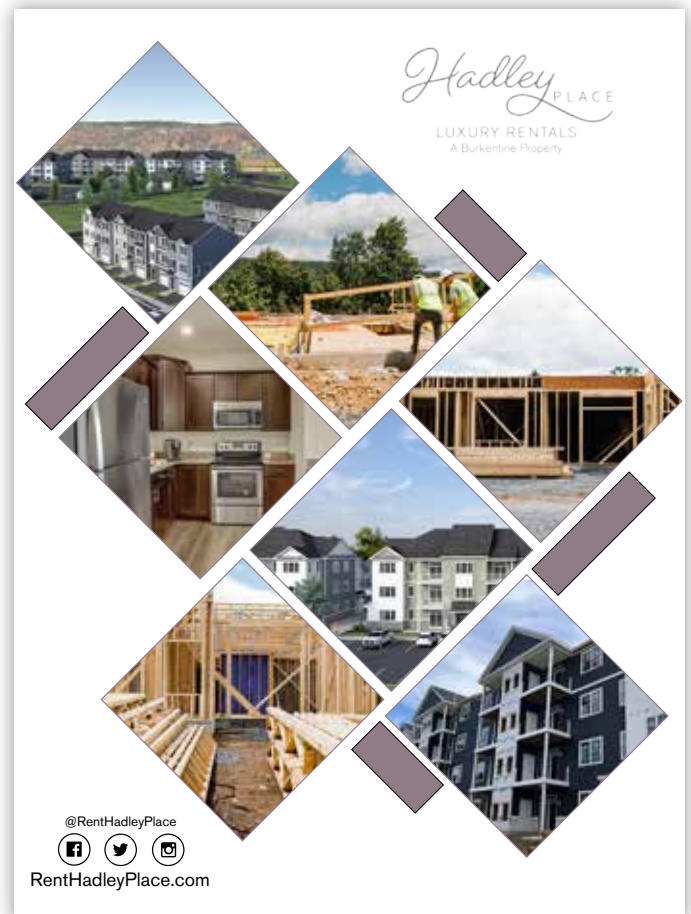
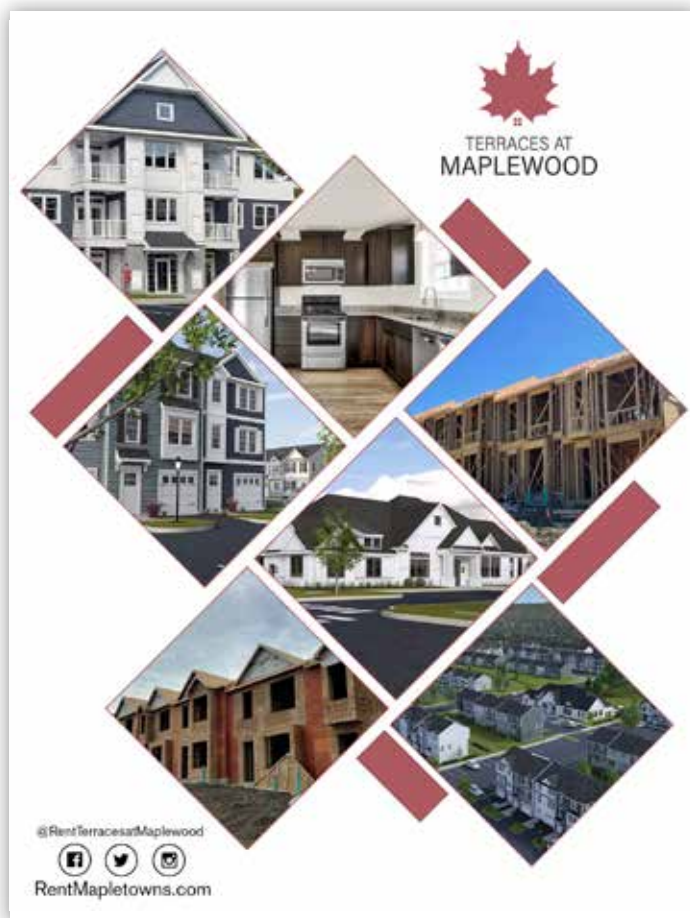
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Community Picture Board for Events



Branded Cards



YouTube Banner



The banner features a central photograph of three vintage vehicles parked in front of a building with multiple garage doors. From left to right, there is a light blue classic car, a red vintage pickup truck with yellow wheels, and another red vintage pickup truck. The building's garage doors are labeled 'ROAD VEHICLES', 'MOTOR/MOTOR BIKE', 'QUALITY ROAD VEHICLES', and 'MOTOR/MOTOR BIKE'. The entire banner has a decorative border of small blue and white dots at the top and bottom.

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