

(Headline)

Federal Tax Credit Matching Program!

(teaser lead-in)

Rodrock Development communities are matching the Federal homebuyer stimulus program on select homes. Contact community managers today for details

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Rodrock Development Communities Announce Federal Tax Credit Matching Program on Select Homes

Looking to benefit from the newly extended Federal homebuyer tax credit stimulus program? First-time and repeat home buyers now have double the reasons to check out Rodrock Development communities in Johnson County. That's because qualifying first time and repeat homebuyers can earn *double the stimulus value* through a matching program that is being offered *for a limited time on specific homes*. Home prices range from the low \$200,000s to the \$600,000s and up.

"This matching program doubles the benefit homebuyers receive when purchasing a home in select Rodrock Development communities before the Federal homebuyer tax credit program expires," says Tom Langhofer, Rodrock Development general manager.

First-time buyers who qualify for the \$8,000 Federal tax credit receive an additional \$8,000 incentive; qualifying repeat homebuyers receive an additional \$6,500 incentive. The matching funds can be used at the buyers' discretion for any number of uses including the purchase of new-home upgrades, to lower closing costs, or to buy-down an already low interest rate.

Check out Rodrock Development communities in Olathe, Lenexa and western Shawnee!

Every Rodrock Development community in Olathe, Lenexa and western Shawnee (see home page) offers full-time, on site community managers. These real estate professionals can fill you in on program details and provide a list of select homes included in the program. Furnished models are open 10 a.m.–5 p.m., Monday through Saturday, Sundays 12–5 p.m.

Developer Financial Stability Important, Too

Darol Rodrock, founder of Rodrock Development, encourages buyers looking to take advantage of these unprecedented purchase incentives to take into consideration a developer's financial stability before making a final home buying decision. "Before you buy, make sure that the community developer has the financial strength and stability to ensure the community's long-term success," Rodrock says. "That 'great deal' on the home of your dreams could soon turn sour if the community developer isn't financially sound."

Communities That Stand the Test of Time

Rodrock's locally and family owned company brings a thirty-five year community development track record to the table. The former Shawnee Mission West high school teacher and athletic coach started his company as a self-described "man on a mission to help create real neighborhoods, not just housing subdivisions," says Langhofer. "He [Rodrock] has a strong commitment to create communities that can stand the test of time."

Rodrock Development Mom's Council

Rodrock pioneered the creation of the Rodrock Development Moms Council, a concept he designed years ago, Langhofer says, "to create a small-town-like neighborhood

atmosphere and give newcomers opportunities to get to know each other right away." From all accounts, it's an idea that works.

"Annual year-round Moms Council events such as Earth Day Tree Plantings, Easter Egg Hunts and Holiday Hayrides down luminary-lit streets provide opportunities for people to come together," says Rodrock. It's one of many reasons, he believes, why more than 25,000 people live in Rodrock Development communities today. "We've always made it our goal to create communities that help bring people together. It's the most gratifying aspect of what we do."

Langhofer, general manager for Rodrock Development for over twenty years, concurs. "The Mom's Council events help newcomers get acquainted, and this can be particularly important to corporate relocation clients new to the area," says Langhofer.

Great Community Amenities—Check Them Out!

Another hallmark of Rodrock Development communities is the commitment to installing recreational and aesthetic amenities early on, a departure from industry norms. "Rodrock Development's business model is to commit early in a community's development to the extras that enhance community living: extensive common-area landscaping, stone entrance monuments, wrought-iron perimeter fencing, swimming pools and playgrounds. Features like these make our communities the best they can be from day one, so even our earliest community homeowners have them to enjoy," says Langhofer

Forest View in Olathe

The award winning entrance to Rodrock's Forest View in southwestern Olathe is quickly becoming an area landmark. Visitors arrive via a long-winding boulevard that traverses past a three-tiered 50-foot waterfall cascading over natural rock bluffs, up to three Forest View communities. In Forest View more than 160 acres of mature woodlands have been set aside as a nature preserve. A five-plus acre recreational facility includes a zero-entry

swimming pool, water play area, sand volleyball courts, playgrounds and grill and picnic areas.

In addition to the three communities of Forest View (The Estates of Forest View, The Hills of Forest View and The Meadows of Forest View) in southwestern Johnson County, Rodrock Development also has three other communities underway in southern Olathe.

Cedar Ridge Park and Maple Brook Park in Olathe

Country Estates of Cedar Ridge Park and Saddlebrook of Cedar Ridge Park offer swimming pool and cabana and playground amenities. Maple Brook Park is located right across the street from a new elementary school and community amenities include playground and picnic areas.

Dorset Village, Lenexa

In Lenexa, Dorset Village at Manchester Park offers an elementary school within the community, a pool and park complex, and walking trails that link to nearby Shawnee Mission Park and Lake, and Lake Lenexa.

Grey Oaks in western Shawnee

Madison Ridge of Grey Oaks and Eagle View of Grey Oaks in western Shawnee feature an elementary school right in the community, and public and private middle and high schools adjacent to the community. Grey Oaks also features an extensive recreational complex including swimming pool, picnic and grill areas and more.

Community managers in all communities are available seven days a week to offer help in navigating the new-home buying or building process. Langhofer suggests contacting community managers for specific program and floor plan details.

A great time to buy

"There is no question that right now is the optimal home buying opportunity of a lifetime," says Rodrock, "but the time is limited for these stimulus matching deals. Industry experts are indicating that we could see home prices and mortgage rates start inching back up this year. But, right now, record low mortgage rates along with our matching of the Federal stimulus benefit are just the icing on the cake for buyers who qualify."