



Relocation Guide

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IOR makes every effort to ensure that the information contained in this guide is as current as possible. If you notice errors, or information which is no longer accurate, please contact us immediately so that we may correct the issue.

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[Downtown Middletown, DE](#)

Middletown, Delaware, located about 24 miles south of Wilmington, is an early crossroads town, one of the old Delaware towns not on a navigable waterway. It was originally a tavern stop about half-way on the old cart road that extends across the peninsula between Appoquinimink Creek in Odessa and Bohemia Landing on the eastern branch of the Bohemia River in Maryland; thus the name, "Middletown."

In 1675, Adam Peterson took on warrants for the land which later became the town of Middletown, the first survey being made in 1678. Later, his widow married David Witherspoon, a native of Londonderry, Ireland, and they settled upon the King's Highway at the crossroads, first known as Mrs. Blackston's Corner.

Middletown was incorporated on Feb. 12, 1861. The first town council decided the town should be one mile square, commencing at the corner of the crossroads and extending one-half mile in each direction. Thus it was known as the "Diamond Town of the Diamond State." As the town has grown, its boundaries have extended in each direction.

Among the oldest buildings in town is the Middletown Academy, erected in 1826. This was the former town hall on North Broad Street. It now houses the Middletown Area Chamber of Commerce and the Middletown Historical Society.

Recent annexations of land have stimulated Middletown's growth: it is known as the fastest growing area in Delaware. According to the 2010 Census, the population of the town is 18,710. Many affluent housing developments surround the town's center, especially to its north, attracting, among others, commuters from Wilmington, and even Philadelphia.

City of Middletown Overview

- [Official Website of Middletown](#)
- [Mayor of Middletown](#)
- [Online video](#) of Middletown
- Population: 18,710 (2010 Census)
- Land Area: 11 square miles
- [Middletown Parks and Recreation Department](#)
- [Middletown Public Library](#)
- [Appoquinimink Community Library](#)
- [Community Links](#)
- [Weather Today in Middletown](#)
- [Recycling in Middletown](#)
- Sales tax in Delaware is 0%

History of Middletown

- [Middletown Then and Now](#)
- [Middletown Historical Society](#)

What to See, Sightseeing Tours, Value Packages and Passes, Tourist Information

- [Information on Tourism in the Delaware Area](#)
- [Calendar of Events](#)
- [Trip Advisor Attractions in Middletown](#)
- [Groupon Deals & Coupons in Middletown](#)

Where to Eat

- [Yelp](#)
- [Best restaurants in Middletown](#)
- [Make online restaurant reservations](#)

EMERGENCY

IN CASE OF EMERGENCY DIAL 911 FOR FIRE, POLICE & AMBULANCE

Emergency personnel will ask for the following information so keep this page close to your phone:

NAME _____
ADDRESS _____
PHONE _____

If you accidentally call 911, please do not hang up. The police will automatically be dispatched to your home to make sure there are no problems. Explain to the Operator the call was an accident.

[POISON CONTROL](tel:1-800-222-1222) 1-800-222-1222

[ANIMAL POISON CONTROL](tel:1-888-426-4435) 1-888-426-4435

Other Important Numbers:

PRIMARY CARE PHYSICIAN _____
WORK PHONE NUMBER _____

- [Primary Care Physician](#)

Hospital & Clinics

- [Middletown CareCenter](#)
- [Yellow Pages directory of medical clinics](#)

Veterinary Clinics

- [Middletown Veterinary Hospital](#)
- [Animal Clinics & Hospitals](#)

Pharmacies

There are several major pharmacy chains in Middletown. Click on “Store Locator” and enter your zip (postal) code to find the pharmacy near you. Check for hours of operation. Also the main grocery stores and Superstores such as Target, and Wal-Mart have full service pharmacies.

- [Walgreens](#)
- [Rite Aid](#)
- [List of pharmacies in the Middletown area](#)

US Leasing/Housing Guide

A lease is an agreement that outlines the obligations of the owner and the tenants of a house or apartment. It is a legally binding document, so it is important for you to know the exact terms of the lease agreement before you sign it. Please do not sign a lease without reviewing it with your IOR DS Consultant.

Rental Agents

In most situations, your IOR DS consultant will partner with a local realtor to have access to the most current and extensive property listings as well as the realtor's expertise in preparing and negotiating leases. This agent receives a commission for their assistance, in most US locations this commission is paid by the Landlord, not the tenant. Your IOR DS Consultant will discuss this with you.

Renter's Rights

Tenants who lease or rent property are protected against discrimination by [The Fair Housing Act](#). If you think your rights have been violated, you may write a letter or telephone the Housing and Urban Development (HUD) office nearest you. You have one year after the alleged violation to file a complaint with HUD, but you should file as soon as possible.

While you can generally expect the same service from landlords, it's important to know your state's laws. Each state and most major cities have their own tenant rights, laws and protections. [Here are Delaware's](#).

You can also visit the [HUD website here for a full guide to renters' rights by states](#).

If your rental property ever suffers any defects that make your place uninhabitable, your landlord has a duty to fix it. While some apartments let you make online requests for repairs, as well as provide a phone number for "emergencies," always make sure you document your request in writing. The landlord will then have a certain amount of time to make those repairs.

Privacy

You have the right to privacy. While the landlord owns the property, they can't access it anytime they want. All states have laws stating renters have a right to privacy while renting. Pretty much the only time the landlord can come into your rental without permission or notice is when they're responding to an emergency that threatens injury or property damage.

Any other time the landlord wants to enter your apartment, they need to have your permission and in most cases give you 24-hours' notice before entering.

What to expect from the landlord:

In most states, you are legally entitled to:

- Safe structural elements including floors, walls, roofs, and secure doors and windows.
- Privacy as described above.
- All electrical, plumbing, heating,, and air conditioning systems function.

- Working hot and cold water.
- Exterminating infestations of rodents and other insects.
- Access to trash receptacles.
- Landlords cannot discriminate based on race, gender, sexual orientation, or disabilities.
- Apartment buildings sometimes come with laundry and dryer machines in the basement.
- Water, electricity, and gas bills are up to you to pay. **Your IOR consultant will assist you with this process.**

Utilities and Appliances

Your IOR DS Consultant will assist you or provide information on connecting your utilities. It is possible some will be included in your rent, but typically most are not.

Recycling

Middletown provides [recycling services](#) for accepted products to residents.

The Lease Process

Review your housing budget with your IOR DS Consultant

Your IOR DS Consultant can help you understand what kind of property you can afford. You also need to take into account that you may be responsible for some of the utility costs of your rental.

Know what you want

What are you looking for in a property? Do you want a studio or a single bedroom? Maybe you want to rent a single family home? Do you need the property to come with appliances, including washer and dryer? Do want it to be close to school or your work? Do you want it to be within walking distance of retail, like groceries or coffee shops? Are you looking for a child friendly area? Keep in mind that outside of the city center in major cities, there is not much public transportation and most locals drive everywhere.

Identify potential apartments

IOR offers home finding services to aid you with this process. Your consultant may work with a local broker who will help to organize appointments and visit properties. They will also assist in the rental application and the leasing process.

Common Abbreviations and Acronyms used in rental housing listings

<u>Acronym</u>	<u>Meaning</u>	<u>Acronym</u>	<u>Meaning</u>
24-hr mtn	24-hour emergency maintenance	LA	Living area
AC or A/C	Air conditioning	LR	Living room
Appls	Appliances	MBR	Master bedroom

Apt	Apartment	MBTH	Master bathroom
BA	Bathroom	Neg	Negotiable
BR	Bedroom	Ofc	Office
Bsmt	Basement	OSP	Off-street parking
CAC	Central air conditioning	Pkg	Parking
DA	Dining area	PM	Property manager (management)
Det	Detached	Pvt	Private
Dk	Deck	Pwdr rm	Powder room (1/2 bath)
DR	Dining room	RE	Real estate
Dw (D/w)	Dishwasher	Renov	Renovated
Eff	Efficiency	Rf	Roof
EiK	Eat-in kitchen	Rm	Room
Fin bsmt	Finished basement	SF	Single-family
FDR	Formal dining room	SFA	Single-family attached
FHA	Fair Housing Act	SFD	Single-family detached
FMR	Fair market rent	Sp, Pl (S/p)	Swimming pool
FP	Floorplan	Sq. ft	Square feet
Gar	Garage	Th (T/H)	Townhouse
H/A	Handicapped accessible	Vw (vu)	View
H/W	Hardwood floors	W/A	Wheelchair accessible
Hi ceil	High ceilings	W/W	Wall-to-wall carpeting
HVAC	Heating, ventilation, and air conditioning		

Visit

Make this process as efficient as possible by visiting as many potential properties as you can in one or two days. Try to go sometime during the week if possible. Your IOR DS consultant will work with you to set an appropriate schedule and to ensure that the properties you visit meet your needs as closely as possible.

What to do once you're there

As you look at the rental unit, be sure to ask a lot of questions. While you should keep small concerns to yourself about the unit while looking at it, feel free to ask the landlord or apartment manager any questions you might have that will help in your decision. Here are some possible questions you may consider asking:

- What's the monthly rent?
- Are any utilities included with the rent?
- How much is the security deposit?
- When is rent due? Do you have auto-pay?
- What's the make-up of the other tenants? Are they mainly younger students? Married couples with families? Older folks?
- What's the parking situation like? Do you pay for a parking spot?
- Do you take care of small maintenance issues or am I responsible for some of the repairs in the property?
- Am I able to re-paint the walls or make other modifications?

Again, be friendly and polite when you ask these questions.

The Application

The next step in the leasing process for an apartment is to submit a rental application for the location you want. The manager or landlord will be able to give you the application as well as anything else that they may need to have filled out. Your IOR DS Consultant will assist with this process. For a single family home there will likely be a rental application.

You will need your passport, Social Security number and proof of employment. Some landlords may charge you an application fee which could be between \$20 to \$400 dollars, depending on the landlord. This could be a combination of an application fee and move-in fee.

Once you've done this, it can take up to a few days to hear back from the property manager. Once your application has been approved the lease approval process will begin with IOR and likely your employer.

Signing the lease

DO NOT SIGN THE LEASE until your IOR DS Consultant has reviewed it in full and given their approval.

The lease is a binding contract, so it is very important to pay attention as a leasing agent goes over it with you. It is perfectly normal for you to take your time and read all the fine print for yourself. If you are working with an IOR DS Consultant, make sure to talk with them and receive approval before signing. You will also be given a copy of the lease to take with you and keep for your records, but it is very important to know everything included in your lease from the start.

Some things to look for in a lease:

- Term of the lease and any important dates such as when the rent is due.
- Extra fees for parking spaces or storage, garbage collection, and pets.

- Information regarding utility providers and whether you or the landlord is responsible for those bills.
- Notification requirements in case of renewal.
- Requirements/responsibilities of the tenants to do routine repairs such as lawn maintenance, cleaning or notification of repairs.
- Clauses that allow the landlord to change the terms of the lease after it is signed.
- Restrictions that would prevent you from living normally or comfortably in the home.

Sometimes landlords will ask for a security deposit before you sign the lease. This is normal, but you shouldn't pay in cash. Make sure all payments are made out as a check or money order just in case.

What to expect from the lease

Most leases in the United States include the following or a variation thereof:

- Your employer requires that all leases include a Break Clause in case you are transferred for work or personal needs.
- Contracts will often be for periods of a year or more.
- Minimum stay. Typically three fourths of your lease contract time. If you choose to move out before this date, you will lose your security deposit. If you move out afterwards, you are still required to give a specified number of days notice.
- Security Deposit. Landlords will expect you to leave them with a deposit (usually about one to two month's rent) that they will hold for the duration of your lease. You will receive your security deposit back at the end of the lease provided you don't break any specific clauses in your lease, such as moving out without proper notice, not paying rent, causing damages to the property, etc.
- Landlords should not be given unchecked access to your apartment. If there isn't anything in your lease about landlord's rights to enter the leased premises, suggest the following clause:

Entry by the Landlord. Landlord or his agent will not enter Tenant's home except to deal with an emergency; to make necessary or agreed repairs; to supply necessary or agreed services; or to show the unit to potential purchasers, tenants, or repair persons. Unless there is an emergency, Landlord will give Tenant at least 24 hours' written notice of the date, time, and purpose of the intended entry and will schedule entries during normal business hours, Monday–Friday.

Most landlords will be hard-pressed to say no to such a reasonable clause. If the landlord refuses, it's a sure sign that he won't be reasonable in other respects, too. Continue on in your housing search.

Moving In

On your selected move-in date, after the lease has been signed, and deposits have been paid...you should be given your keys and more than likely a move-in form to fill out. Your IOR DS Consultant will assist you with an initial walk through of your apartment. Look for dings in the walls, cracked windows, or other irregularities and report them on this form. This will indicate that these things were there before you moved in and you will not be held responsible for them at the end of the lease term.

Get Renter's Insurance

Renter's insurance covers any loss to your personal property due to robbery or accidents. It also covers any damage you might cause to other tenant's property. For example, let's say your washing machine springs a leak and water seeps through the floor and ruins your neighbor's antique dresser. Renter's insurance would cover that.

Renter's insurance will cost approximately about \$15-125 a month, less if you tack it onto another policy (like auto) you have with an insurance company. A few popular options are [Allstate](#) and [StateFarm](#).

OBTAINING A DRIVER'S LICENSE

To continue to drive in Delaware you must apply for and receive a Delaware driver license within 60 days after becoming a Delaware resident. You must apply in person at one of the offices of the Division of Motor Vehicles in Wilmington, New Castle, Dover or Georgetown. You will be required to pass an eye test. New residents should be prepared to provide one proof of identity, one proof of legal presence, two proofs of Delaware residence, proof of Social Security Number, and if applicable, proof of legal name change(s). For a complete list of acceptable documents, please visit our [website](#) under general requirements.

Public Schools

Public education in Middletown is provided by the [Appoquinimink School District](#), which has recently built a new elementary school to accommodate the population growth of the area and overcrowding at the other elementary schools. Middletown has 2 high schools, [Appoquinimink High](#) and [Middletown High](#). Additionally, the district has a [Spanish Immersion Program](#).

Helpful links for information on Schools

- [Schools in Middletown, Delaware](#)
- [US News Rankings](#)

Private Schools

- [St. Andrew's School](#) - private high school serving over 300 students.
- [St. Anne's School](#) – K-8
- List of [Private Schools](#)

Area Universities

- [Wilmington University](#) - satellite location

Checking and Savings Accounts

To open a local checking or savings account you will need the following information:

- Two forms of picture identification including but not limited to your passport, driver's license or work ID.
- Social security number
- Local mailing address. You may use your office address as your mailing address, but be prepared to call your bank branch as soon as you have your permanent address.
- Letter of Employment
- Cash for the initial deposit can range from \$25-\$150 dollars.

Major U.S. Banks

Below is a list of links to some of the larger U.S. banks. Not every bank is represented in all U.S. locations; in some cases you may find that the local bank is a better option for you than some of the larger banks. Your IOR DS Consultant can help you in selecting a bank by sharing the various options available locally.

- [Bank of America](#)
- [Chase](#)
- [Citibank](#)
- [HSBC](#)
- [TD Bank](#)
- [US Bank](#)
- [Wells Fargo](#)
- [Middletown area banks](#)

PUBLIC TRANSPORTATION/DRIVING

Cars are the main mode of transportation, but [DART](#) provides a public transportation bus system that operates throughout Delaware, with over 500 buses and 70 bus routes including its 8 Resort Transit seasonal routes. DART transported 12.4 million passenger trips in fiscal year 2013. DART also provides Delaware RideShare that matches people with rides throughout the state.

DART First State has three commuter bus stops in Middletown, which connect to a nearby “park and ride” where riders can get buses north to Wilmington, or south to the capital of Dover. DART has one route running into New Jersey, which connects with New Jersey Transit buses.

DART provides connecting service with the R2 Newark line of [SEPTA Regional Rail](#), which travels between Philadelphia and Wilmington, with a few trains continuing on to Newark. The Delaware Department of Transportation subsidizes Regional Rail operations into Delaware.

For DART routes and schedules, click [here](#).

Local Bus Transportation

DART has begun offering local bus service in Middletown via Route 43. Residents can travel around Town to the following places using [Bus 43](#).

Map Websites

- www.maps.google.com
- www.expedia.com
- www.mapquest.com
- www.mapblast.com

AAA Travel Protection

AAA is a membership organization that offers benefits such as roadside service and towing, discounts on car products and services, maps, reference materials, etc.

Call 1-800-352-5382 for additional information and cost. www.aaa.com

TV, Cable, Telephone, and Internet

The main service providers for TV cable, landline telephone and internet all offer combination packages. They are in stiff competition with each other, so special offers change monthly, sometimes even weekly.

- [AT&T](#)
- [Comcast](#)
- [DirecTV](#)
- [Dish](#)

Food Shopping

- [Food Lion](#) - a full shopping grocery experience. Based in Salisbury, N.C., since 1957
- [ACME](#) – General Grocery Shopping
- [Fromage](#) – A cheese Boutique offering a wine bar and Tapas
- [Dutch Country Farmer's Market](#) - over 25 vendors selling everything from fresh baked pies, doughnuts from scratch, cheeses, fresh butcher shop, BBQ chicken and ribs, fresh fruit and produce, Amish made furniture and so much more.

General Shopping

- [Main Street Shops](#)

Dog Licenses - [New Castle County](#) sells state-issued dog licenses ONLY as a service to constituents.

- State law requires dogs 6 months or older to be licensed by March 1 each year.
- You have to show proof they had rabies shots to buy state dog licenses.
- For spayed/neutered dogs, licenses are \$10 a year, \$15 a year for “not fixed” dogs.
- Licenses also are sold for two and three years for dogs with rabies shots lasting that long.

Veterinary Clinics

- [Middletown Veterinary Hospital](#)
- [Animal Clinics & Hospitals](#)

Area Dog Park - [The Dog Park at Charles Price Memorial Park](#) - a 100-acre park surrounded by picturesque farmland. It features paved walking trails, an eight-acre pond with a pier for fishing, and two fenced-in dog areas. One of these offers five acres for large, off-leash dogs, and the other offers three acres for small dogs.

Middletown is home to the [Olde Tyme Peach Festival](#), an annual tradition that attracts tens of thousands of visitors each August. Main Street in the center of town is closed to traffic and activities begin with a parade down the street. Other entertainment includes local art and historical exhibits, live music, crafts, games, and a variety of food including limited time peach flavored treats. There is also a 5k run/walk on the same day of the festival, where all proceeds are donated to benefit the local sports boosters.

Middletown hosts the M.O.T. [Big Ball Marathon](#), an annual Labor Day event that benefits local charities. The marathon runs 24 hours straight where people of all ages come out to play baseball on previously registered teams with an oversized softball, giving it the name "Big Ball". In 2013 the marathon had its most successful year raising a record \$65,000 in funds over the 24 hours.

Middletown also hosts an [annual Hummers parade](#). The parade's name is a spoof of the nearby Philadelphia Mummers parade. As opposed to the Mummers, which is judged seriously, the Hummers dress up and make fun of all the popular news headlines, political, celebrity, and local happenings of the year.

Area Parks

[Charles E. Price Memorial Park at Levels Road](#) (formerly Levels Road Park) is a 100-acre park surrounded by picturesque farmland. It features paved walking trails, an eight-acre pond with a pier for fishing, and two fenced-in dog areas. One of these offers five acres for large, off-leash dogs, and the other offers three acres for small dogs.

Other attractions include two playgrounds, nine pavilions of varying size, and charcoal grills. This destination is a popular spot for waterfowl, so bring your binoculars. You will likely see ducks, Canadian geese, and snow geese, especially during fall and winter.



Charles E Price Memorial Park

Volunteer Opportunities

- [Volunteer Match](#)
- [United Way](#)

Parent & Children Resources

- [Mom's Clubs](#) - social groups offering events and outings with mothers and their young children.

Smart Phone Apps for Travel:

- [Uber](#) : Similar to a taxi service but all web based. Payment also handled online, do not pay or tip driver directly. Uber driver knows your approximate location based on your phone GPS.
- [Lyft](#) : Wherever you're headed, count on Lyft for rides in minutes. The Lyft app matches you with local drivers at the tap of a button. Just request and go.
- [Apple Maps](#) : Map by direction
- [Map Quest](#) : Map by direction
- [Waze](#) : Community based traffic & navigation with alternate route suggestions
- [CityMaps2Go](#) : The #1 travel app lets you discover exciting new places. Beautiful photos and insider tips at the touch of a button. You will receive stories about places you like and can instantly save and find them on your maps and in your lists.

Smart Phone Apps for Communication:

- [WhatsApp](#) : Free local & international Real Time messaging
- [Line](#) : Exchange free instant messages with friends whenever and wherever with one-on-one and group chats. LINE is available on all smartphone devices (iPhone, Android, Windows Phone, Blackberry, Nokia) and even on your PC.
- [Viber](#) : Free text, calling, photo messages and location-sharing with Viber users. No registration, alias or invitations required. Instantly integrates with your own contact list. Best-quality mobile calls using 3G or Wi-Fi.
- [Skype](#) : Stay in touch with your family and friends for free on Skype. Download Skype today to chat and call on desktop and mobile.

Smart Phone Apps for Local Information/Reviews:

- [Angie's List](#) : Referrals for doctor, dentist, child care, maid, mechanic, painter, plumber, etc.
- [Yelp!](#) : Find local businesses, restaurants, bars, clubs, events, etc. with map, lists, and reviews
- [Next Door](#) : Neighbors share community events, items for sale, recommendations for

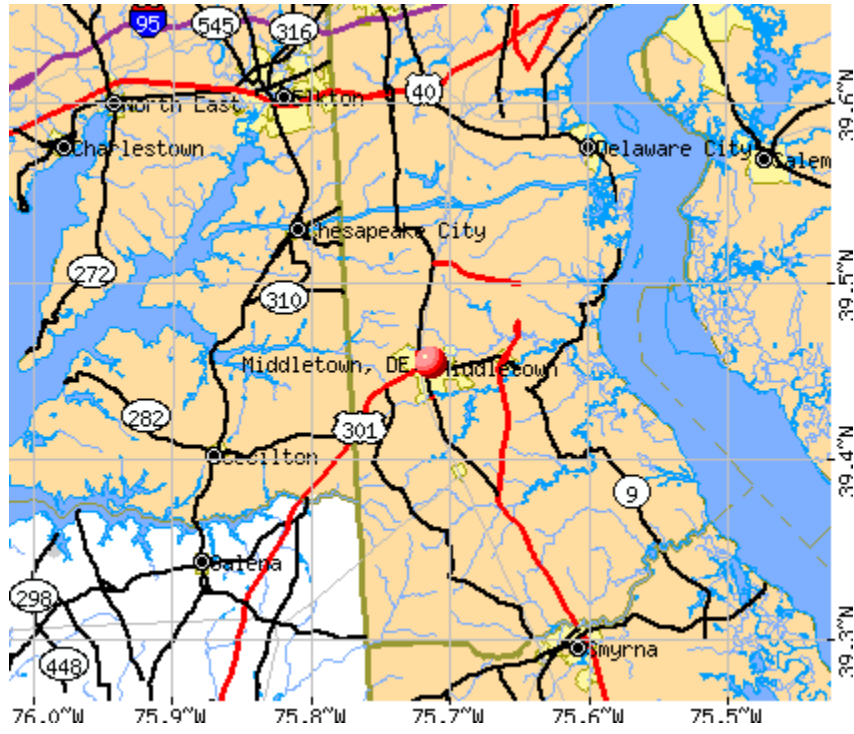
babysitters, doctors and handymen, crime reports, ideas about how to improve their neighborhood and more.

- [Meet Ups](#) : Meetups are neighbors getting together to learn something, do something or share something. Cultural groups advertise gatherings here as well.

Smart Phone Apps for Weather:

- [WTHR13](#) : Local weather and closings; includes radar and forecast
- [Weather Channel](#) : National and international time, temperature & weather
- [Tornado](#) : Set up tornado alerts & siren

AREA MAP



[Map of Middletown, DE](#)

PUBLIC HOLIDAYS

[Federal Holidays listed through 2020](#)

[Delaware Legal Holidays](#)

The following are legal holidays in Delaware and need to be treated as such by employers:

- New Year's Day January 1*
- Martin Luther King Jr.'s Birthday January 21
- Good Friday March 29
- Memorial Day Last Monday in May
- Independence Day July 4*
- Labor Day First Monday in September
- Veterans' Day November 11*
- Thanksgiving Day Fourth Thursday in November
- Christmas Day December 25*

*If a holiday falls on a Sunday, the day following is observed as the legal holiday.