16565 Peak Street Broomfield

$570,238 • 4 BEDS • 2.5 BATHS • 1,428 SQ FT

2.99% STARTING RATE & STARTING PAYMENT OF **$2,520.86 (7.423%** APR)









7/6 ARM WITH A 2-1 TEMPORARY BUYDOWN

1st Year Monthly PITI at **2.99%** **$2,520.86**
2nd Year Monthly PITI at **3.99%** **$2,775.29**
3rd - 7th Year Monthly PITI at **4.99%** **$3,046.14**
Listing Price | Loan Amount . . . . . **$570,238 | $456,190**
Interest Rate | APR . . . . . **4.99% | 7.423%**

For example, on a 7/6 adjustable-rate mortgage (ARM) with a 2-1 temporary buydown, a sales price and loan amount as indicated above, a 20% down payment, a 760 FICO score, there would be interest rates, APRs, and monthly principal, interest, tax, and insurance payments as indicated above for the first seven years. Payment examples include homeowner insurance of $125 and estimated taxes of $475. Payment example does not include any HOA fees. Starting in year 8 the ARM interest rate may increase every six (6) months based on the 30-day SOFR index with a 2.75 margin, a 5% maximum first adjustment, a 1% maximum increase at subsequent adjustments with a lifetime cap of 5% over the life of the loan. Boulder Creek Neighborhoods locked in, through First Creek Lending, an interest rate for a pool of funds made available to homebuyers on certain properties for a limited time. Rates are available until the pool of funds is depleted or promotion expires. The interest rate offered applies only to Boulder Creek Neighborhoods homes financed through First Creek Lending for a borrower's principal residence. This is not a commitment to lend. Rates and terms are subject to change without notice and may vary based on the borrower's qualifications. All loans are subject to credit and property approval. Interest rates are subject to agency loan level pricing adjustments for FICO and LTV. Not all borrowers will qualify. This offer is available for a limited time and can be stopped at any time without prior notice. Not valid on contract re-writes, transfers, or for buyers who have had a previously signed contract with Boulder Creek Neighborhoods. Not applicable with any other offers. Locking the promotional interest rate is the borrower's responsibility with First Creek Lending. Locking is done at the borrower's discretion and all rates/fees quoted are valid only at the time presented. All terms and conditions subject to credit approval, market conditions and availability. Applicable for purchase contracts signed by 12/1/2026 and close by 12/22/2026. **Up to $7,000 seller incentive available to help with closing costs.** Example terms available as of 11/6/2026.



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