

13679 W 62nd Drive | Arvada, CO 80004

2 Bed | 3 Bath | 2,669 SQFT.

OFFERED AT

**\$635,000**



*unlock*  
**LOWER PAYMENTS**  
 with our Lender Paid  
 1/0 Buydown  
 SAVE \$330.33/Month  
 on the first year of the payments

### HOW DOES IT WORK?

With a lender-paid buydown, your lender covers the cost to temporarily reduce your interest rate for the first year of your loan, allowing you to save money along the way.

**Bonus: Refi-Free Program\*\*.** Our Refi-Free Program gives you the best of both worlds. Lock in an interest rate you like today for your new home, and if rates drop within the next 24 months, you can refinance with reduced closing costs. Be certain today, and have flexibility tomorrow.

### EXAMPLE: MONTHLY PAYMENTS



Payment amounts assume a 740 credit score and 20% down payment and only include principal and interest. Taxes and insurance not included. APR was determined on 04/01/2026.

Contact us to learn more!



**Mary Steinmeyer**  
BRANCH MANAGER

NMLS 223552  
msteinmeyer@altah.com  
M: 720.339.0526  
altahl.com/loan-officers/mary-steinmeyer  
815 Hawthorne St  
Houston, TX 77006  
Colorado Based – Licensed in CO, FL, & TX



**Nancy Austin**  
REAL ESTATE AGENT

MLS 4461097  
Compass - Denver  
nancy.austin@compass.com  
M:720-371-9779  
O:720-371-9779  
www.compass.com/agents/nancy-austin/  
200 Columbine Street, Suite 500  
Denver, CO 80206



The material provided in this advertisement is for informational purposes only and is subject to change without notice. This is not an offer for an extension of credit or a commitment to lend. For additional information about Alta Home Lending, visit altahl.com. Republic State Mortgage Co. d/b/a Alta Home Lending, NMLS ID # 62411, www.nmlsconsumeraccess.org. \*\*Client is eligible for our Refi-Free Program when they lock their initial rate on a purchase or refinance home loan with Alta Home Lending. The "Refi-Free Program" grants eligibility for waived fees on a new refinance loan on the same property between 6 and 24 months after closing date of eligible loan. Alta Home Lending will cover the following fees as a lender-paid credit: first appraisal fees, credit report, tax certification, flood certification, and other origination fees up to 1% of the loan value. Offer may not be redeemed for cash or credit and is nontransferable. Offer cannot be retroactively applied to any loans. Offer may not be used with any other discounts, promotions or interest-only/buy-down and second lien products. This offer is subject to changes or cancellation at any time at the sole discretion of Alta Home Lending. Additional restrictions/conditions may apply. This is not a commitment to lend.