

Priority Sales Release and Information

Thank you for your interest in Edgewater Crossing by BLVDWAY Communities! We are pleased to announce our initial phase sales release at Edgewater Crossing. If you are interested in participating in the opportunity to purchase one of the soon to be released homes at Edgewater Crossing (subject to accordance with Priority Sale Release process detailed below), please follow each of these 3 simple steps:

STEP 1 – PREREQUISITE ELIGIBILITY FOR PRIORITY LIST

To be eligible to purchase one of the homes available in the Edgewater Crossing sales release (the “Release”), reach out to our Sales Managers either virtually or in-person at our Edgewater Crossing Sales Office located at:

5227 W. 25th Avenue
(W. 25th Ave. and Sheridan Blvd.)
Edgewater, CO 80214

At the Sales Office, please complete a Visitor Registration Card. In addition, if represented by a Broker, Broker **must** accompany you on this first visit and complete a Broker Registration. If you are meeting virtually, then these forms will be emailed to you. Once registered, an Edgewater Crossing Community Sales Manager will email you the directions to begin the pre-application process with one of our Approved Lenders*. To participate in the Release, you must pre-apply with an Approved Lender or provide evidence that you have available cash funds required for this purchase. *Please know that as part of the Approved Lender pre-application process, your credit report may be accessed.* Once you have either pre-applied with one of our Approved Lender or provided proof of cash funds, an Edgewater Crossing Community Sales Manager will contact you to add you to the established priority list (the “Priority List”) in the order in which you completed the process and are verified (the “Priority Order”).

BLVDWAY Community Sales Managers:

Paul Ramirez
paul@blvdmail.com
720-441-5840

Jacquelyn Padilla
jacquelyn@blvdmail.com
720-441-5840

Approved Lender Representatives:

Jamie Becker
Colorado Loan Experts
NMLS#764730
jamie@thebeckerteam.com
Office: (303) 351.1636

Peyton Fullerton
Fairway Mortgage
NMLS#492643
teampeyton@fairwaymc.com
Office: (303) 884.7324

Bryan Niklawski
Chase Private Client
NMLS#240542
bryan.niklawski@chase.com
Office: (515) 865.5710

STEP 2 – PREPARATION FOR RELEASE SALES APPOINTMENT

Please visit our website at theBLVDWAY.com to review floor plans, features, and community information. You may also contact one of our Community Sales Managers (above) for any additional information. We recommend that you determine your preferred floor plan in advance of the Release as well as one or two alternative homesites, so you will be ready with your choices at the appointment.

STEP 3 – MUST BE PRESENT AT RELEASE

Once the Release Sales date is set, we will call, in Priority Order, the prospective buyers on the Priority List to schedule appointments to enter into a Purchase Agreement for an Edgewater Crossing home. The prospective buyer who completed Step 1 above must be the same buyer who enters into the purchase agreement – any substitutions/assignments will not be permitted. If the Community Sales Manager is unable to reach you and leaves a message, you must return the telephone call within 24-hours or your place on the Priority List will be forfeited. If when contacted by the Community Sales Manager, you elect *not* to purchase a home based on the then-available homesites, you will retain your placement on the Priority List for future Releases, unless you request to have your name removed.

If you are contacted by the Community Sales Manager and an appointment is scheduled, please arrive at the appointment prepared to sign the Purchase Agreement document for the available homesite you have selected and with your Earnest Money check in the amount of \$15,000. However, if you elect to use one of our Approved Lenders, the Earnest Money requirement will be reduced to \$10,000.

Note: Any homes not sold at the Release will be available to the general public on a first-come, first-serve basis.

Thank you for your interest. We look forward to seeing you soon!

This is for informational purposes only. No binding offer to sell may be made or accepted prior to a prospective purchaser's receipt and acceptance of the Purchase Agreement for the property. Priority will be given to non-contingent buyers. All information herein or provided to prospective purchaser remains subject to change without notice and is not guaranteed.

***At the time of purchase, you may select any outside financial institution of your choice; use of Approved Lender (as defined above) is solely for purposes of New Sales Release process and convenience only. BLVDWAY has the right to pre-sell homes to employees, affiliates, or subcontractors.**
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new homes **a different way**

Edgewater Crossing by **BLVDWAY** Communities | Sales Office: 5227 W 25th Ave, Edgewater, CO 80214 | 720-441-5840 | edgewatercrossing@blvdmail.com
theBLVDWAY.com | [f](#) [@](#) [in](#) [▶](#)

