



## Wachovia Mortgage Corporation presents . . . Jumbo Extra LIBOR ARMs.

This program may be a good financing option for borrowers:

- looking for the competitive pricing of an ARM loan with the stability of a fixed rate for a number of years
- looking for an ARM with High Loan Limits
- looking for competitive ARM financing for a second home\*
- wanting to avoid paying Private Mortgage Insurance
- Self-Employed
- Relocating Employees
- Permanent and Non-Permanent Resident Alien<sup>+</sup>

Adjustable Rate Mortgages available in a variety of terms.

### Key Features

- Up to 100 percent Financing to \$650,000\*
- Up to 97 percent Financing to \$1,000,000\*
- Up to 90 percent LTV to \$2,000,000 (Primary Residence)\*
- Loan Amounts to \$2,000,000 (Minimum Loan: \$250,000)
- No Private Mortgage Insurance
- Interest-Only: No Prepayment Penalty
- Available for Primary Residences/Second Homes
- Rate Float downs, Temporary Rate Buydowns
- Eligible Properties\*\*: 1 family detached, townhomes, Planned Unit Developments (PUDs - attached/detached), Condos\*, leaseholds

Call Wachovia Mortgage Corporation today.

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\*Financing pertains to sales price as stated in purchase agreement or appraised value, whichever is less. Borrower responsible for closing costs. †Restrictions apply. \*\*As approved by Wachovia Mortgage Corporation. Investment property financing not permitted. Interest Only not available in WV. Cash-out refinancing not available in TX. All loans subject to credit approval, verification, and collateral evaluation. Initial decision is subject to your meeting specific underwriting requirements and final approval will be based upon your satisfying those requirements. Loans originated by Wachovia Mortgage Corporation. Products not available in all states.

