

WCI | MORTGAGESM

an affiliate of WELLS FARGO HOME MORTGAGE

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Jumbo and Conforming Rate Mortgages

Conforming			Jumbo		
Program	Rate	APR	Program	Rate	APR
5/1 ARM	6.375%	5.928%	5/1 ARM	6.875%	5.808%
7/1 ARM	6.500%	5.976%	7/1 ARM	7.500%	6.749%

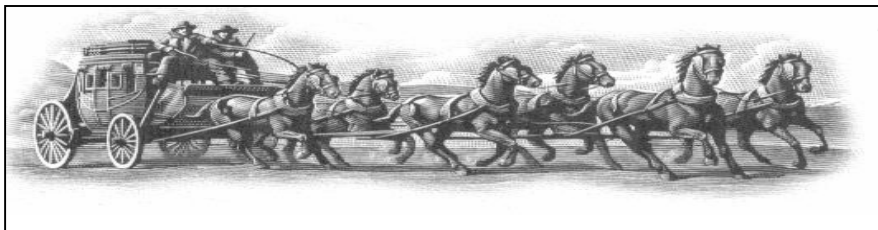
Traditional Fixed Rate

Conforming			Jumbo		
Program	Rate	APR	Program	Rate	APR
15 Yr. Fixed	6.250%	6.414%	15 Yr. Fixed	7.625%	7.753%
30 Yr. Fixed	6.625%	6.631%	30 Yr. Fixed	8.125%	8.583%

Temporary Loan Limit Rate for Collier County

\$531,250.00		
Program	Rate	APR
30 Yr. Fixed	6.625%	6.703%

Prime Rate Based Loans as Low as 4.625%



* All conventional loans quoted at \$417,000. All Jumbo loans quoted at \$700,000. 60 Day locks quoted.

Call for investor & refinance quotes

Rates are for Realtor use only, and are subject to change on a daily basis.

Effective as of: Wednesday, July 23, 2008