



A Special Offer to Our Friends At Summerwood Estates North

Wachovia's DEVELOPMENT LOT LOAN PROGRAM

For clients purchasing or refinancing lots for future development in subdivisions specifically approved by Wachovia.

- **Fixed Rate Loan Programs**
 - Balloon option with fixed-rate and principal plus interest payments.
 - OR, balloon option with fixed rate and interest only.
- **Adjustable Rate Loan Programs**
 - Multiple term options available for a variety of fixed periods.
- **Other Loan Features**
 - 85% standard Loan-to-Value Ratio with up to 100% LTV Ratio available with qualified asset documentation
 - Competitive interest rates based on loan amount
 - Origination fees and other applicable closing costs may be financed with the loan

INTEREST ONLY - FIXED RATES

**1-Year Balloon Option:
6.99% rate / 8.06% APR***

**3-Year Balloon Option:
7.14% rate / 7.52% APR***

**5-Year Balloon Option:
7.39% rate / 7.64% APR***

*Rates Subject to change without notice

For more information, please call

Ruthellen Caldwell, City President
Financial Specialist
(850)973-8714

The Annual Percentage Rate you may receive will be based on information received at application. All loans are subject to credit approval, verification, and collateral evaluation. Initial decision will be subject to your meeting specific underwriting requirements and final approval will be based upon your satisfying these requirements. All loans are originated by Wachovia Bank, National Association or where applicable, Wachovia Bank of Delaware, National Association. Rates valid as of 8/27/07.

¹ With a balloon loan feature you may choose to make monthly payments over one, two or three years. Balloon loan options require a final payment amount that may be significantly larger than the prior monthly payments. On a \$100,000 loan with a 5 year balloon feature, repayment would consist of 60 monthly payments between \$572.55 and \$633.91, and one payment of \$101,000, borrowed at 7.64% APR. The disclosed APR assumes that the borrower will pay 1% at the time of origination. Other fees may apply. The maximum loan amount is \$500,000. If you pay off your loan early, there may be a prepayment penalty. You will be responsible for the cost of any mortgage recording or other taxes where applicable. Other rates and terms available.

² If you choose the minimum principal reduction payment option, a balloon repayment will result. This option is not available on all products or in all states.

