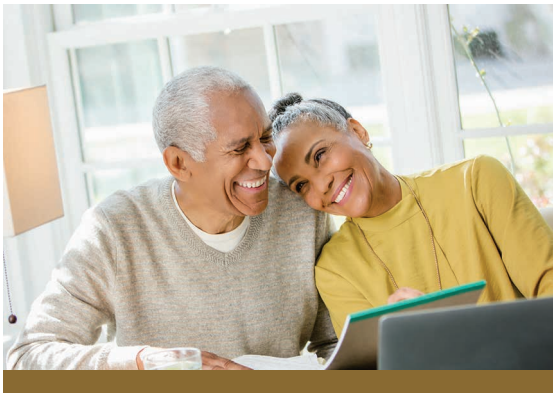
WELLS FARGO Home Mortgage

A new home now, lower payments later

With a jumbo loan recast option



Your unique strategies deserve home financing options that fit your situation. Count on our experienced team to meet your specific needs on your terms.

Reduce your monthly payments without refinancing

With a recast option, you could lower your monthly payments on a new loan without refinancing. And there's no transaction fee.

We'll recalculate your monthly principal-and-interest payments — using the reduced principal balance and your then-current interest rate — over the remaining mortgage term. You'll have a lower monthly mortgage payment but may pay more interest over the full mortgage term than by making a principal reduction without using the recast option. Certain timing and other requirements must be met and will be explained at the time a recast request is made. Eligibility must be confirmed by calling me.

A recast option helps meet needs — if you:

- Want to make additional lump-sum principal payments
- Have irregular cash flow (for example: small business owner, freelancer, seasonal, or commissioned worker)
- Frequently buy and sell real estate
- Earn a large bonus or will inherit a large sum of money

Keep these points in mind

You'll enjoy the benefits of a recast option by meeting these requirements:

- The principal payments must be $10,000 or more.
- Your current mortgage servicer is Wells Fargo.
- Your recast request must be more than 90 days after your mortgage closing date, and at least 90 days before any scheduled adjustable-rate payment changes.
- Your mortgage is current, with no outstanding past-due payments.
- You may request a recast numerous times — there's no limit.

Here to help you

I'm looking forward to explaining how our recast option could meet your unique needs.

Ready to talk? Let's get started.



Nelson Harris Pharr
Private Mortgage Banker
NMLSR ID 448666
Office: 704-575-5547
Mobile: 704-893-8368
nelson.pharr@wellsfargo.com
homeloans.wellsfargo.com/nelson-pharr

Information is accurate as of the date of printing and is subject to change without notice. Wells Fargo Home Mortgage is a division of Wells Fargo Bank, N.A.
© 2026 Wells Fargo Bank, N.A. NMLSR ID 399801. AP6596479 08/27/2026 8655034-3 MOD: 1350

EQUAL HOUSING LENDER