



Mortgage Services III, L.L.C.

Mod-Corr Rate sheet

Home Office Ph. #: 888-664-9108
 Oakbrook Office Ph. #: 630-396-3553
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to Mortgage Lending™

Bloomington Office Ph. #: 888-664-9108 / Rate lock requests accepted until 6:00 pm central time.

Modified-Correspondent

Market conditions are generally:
(compared to previous price sheet)

Worse!

October 18, 2018

Rate Sheet Updated as of: 9:30 AM

Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day
CONFORMING -- FIXED RATE PROGRAMS																			
#300000 - 30 Year Fixed					#200000 - 20 Year Fixed					#150000 - 15 Year Fixed					#100000 - 10 Year Fixed				
Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day
4.625%	100.074	99.974	99.884	99.774	4.375%	99.979	99.879	99.789	99.679	3.875%	99.703	99.593	99.503	99.393	3.625%	98.617	98.507	98.417	98.307
4.750%	100.669	100.569	100.479	100.369	4.500%	100.701	100.601	100.511	100.401	4.000%	100.003	99.893	99.803	99.693	3.750%	99.359	99.249	99.159	99.049
4.875%	101.195	101.095	101.005	100.895	4.625%	101.193	101.093	101.003	100.893	4.125%	100.449	100.339	100.249	100.139	3.875%	99.688	99.578	99.488	99.378
5.000%	101.710	101.610	101.520	101.410	4.750%	101.829	101.729	101.639	101.529	4.250%	100.876	100.766	100.676	100.566	4.000%	99.998	99.888	99.798	99.688
5.125%	102.296	102.196	102.106	101.996	4.875%	102.314	102.214	102.124	102.014	4.375%	101.508	101.398	101.308	101.198	4.125%	100.410	100.300	100.210	100.100
5.250%	102.848	102.748	102.658	102.548	5.000%	102.643	102.543	102.453	102.343	4.500%	101.622	101.512	101.422	101.312	4.250%	101.003	100.893	100.803	100.693
5.375%	103.317	103.217	103.127	103.017	5.125%	103.104	103.004	102.914	102.804	4.625%	102.000	101.890	101.800	101.690	4.375%	101.297	101.187	101.097	100.987
5.500%	103.742	103.642	103.552	103.442	5.250%	103.515	103.415	103.325	103.215	4.750%	102.428	102.318	102.228	102.118	4.500%	101.575	101.465	101.375	101.265
5.625%	104.145	104.045	103.955	103.845	5.375%	103.882	103.782	103.692	103.582	4.875%	102.878	102.768	102.678	102.568	4.625%	101.947	101.837	101.747	101.637
5.750%	104.669	104.569	104.479	104.369	5.500%	104.208	104.108	104.018	103.908	5.000%	103.117	103.007	102.917	102.807	4.750%	102.354	102.244	102.154	102.044
5.875%	105.076	104.976	104.886	104.776	5.625%	104.534	104.434	104.344	104.234	5.125%	103.026	102.916	102.826	102.716	4.875%	102.757	102.647	102.557	102.447
6.000%	105.458	105.358	105.268	105.158	5.750%	104.872	104.772	104.682	104.572	5.250%	103.234	103.124	103.034	102.924	5.000%	102.962	102.852	102.762	102.652

FANNIE MAE (DU) -- CONFORMING ARM PROGRAMS																			
#510011 (DU) - 5/1 Arm					#710011 (DU) - 7/1 Arm					#910011 (DU) - 10/1 Arm									
Caps:	2/2/5	Margin:	2.250	Index:	Labor	Caps:	5/2/5	Margin:	2.250	Index:	Labor	Caps:	5/2/5	Margin:	2.250	Index:	Labor		
Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day					
3.750%	99.112	99.002	98.892	98.782	4.125%	99.778	99.668	99.558	99.448	4.125%	99.349	99.239	99.129	99.019					
3.875%	99.546	99.436	99.326	99.216	4.250%	100.226	100.116	100.006	99.896	4.250%	99.770	99.660	99.550	99.440					
4.000%	99.817	99.707	99.597	99.487	4.375%	100.673	100.563	100.453	100.343	4.375%	100.177	100.067	99.957	99.847					
4.125%	100.201	100.091	99.981	99.871	4.500%	101.106	100.996	100.886	100.776	4.500%	100.628	100.518	100.408	100.298					
4.250%	100.584	100.474	100.364	100.254	4.625%	101.125	101.015	100.905	100.795	4.625%	101.126	101.016	100.906	100.796					
4.375%	100.953	100.843	100.733	100.623	4.750%	101.517	101.407	101.297	101.187	4.750%	101.610	101.500	101.390	101.280					
4.500%	100.918	100.808	100.698	100.588	4.875%	101.891	101.781	101.671	101.561	4.875%	101.662	101.552	101.442	101.332					
4.625%	101.234	101.124	101.014	100.904	5.000%	102.239	102.129	102.019	101.909	5.000%	102.090	101.980	101.870	101.760					
4.750%	101.552	101.442	101.332	101.222	5.125%	102.572	102.462	102.352	102.242	5.125%	102.492	102.382	102.272	102.162					

100% GIFT PROGRAM				
#300009 - 30 Year Fixed				
Rate	15-Day	30 Day	45 Day	60 Day
4.625%	100.074	99.974	99.884	99.774
4.750%	100.669	100.569	100.479	100.369
4.875%	101.178	101.078	100.988	100.878
5.000%	101.710	101.610	101.520	101.410
5.125%	102.296	102.196	102.106	101.996
5.250%	102.848	102.748	102.658	102.548
5.375%	103.317	103.217	103.127	103.017
5.500%	103.742	103.642	103.552	103.442
5.625%	104.145	104.045	103.955	103.845
5.750%	104.669	104.569	104.479	104.369
5.875%	105.076	104.976	104.886	104.776

FREDDIE MAC (LP) -- CONFORMING ARM PROGRAMS																			
#510012 (LP) - 5/1 Arm					#710012 (LP) - 7/1 Arm					#910012 (LP) - 10/1 Arm									
Caps:	2/2/5	Margin:	2.250	Index:	Labor	Caps:	5/2/5	Margin:	2.250	Index:	Labor	Caps:	5/2/5	Margin:	2.250	Index:	Labor		
Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day					
4.000%	99.817	99.707	99.597	99.487	4.125%	99.778	99.668	99.558	99.448	4.125%	99.182	99.072	98.962	98.852					
4.125%	100.201	100.091	99.981	99.871	4.250%	100.226	100.116	100.006	99.896	4.250%	99.650	99.540	99.430	99.320					
4.250%	100.584	100.474	100.364	100.254	4.375%	100.673	100.563	100.453	100.343	4.375%	100.130	100.020	99.910	99.800					
4.375%	100.953	100.843	100.733	100.623	4.500%	101.106	100.996	100.886	100.776	4.500%	100.628	100.518	100.408	100.298					
4.500%	100.896	100.786	100.676	100.566	4.625%	101.125	101.015	100.905	100.795	4.625%	101.126	101.016	100.906	100.796					
4.625%	101.227	101.117	101.007	100.897	4.750%	101.517	101.407	101.297	101.187	4.750%	101.610	101.500	101.390	101.280					
4.750%	101.544	101.434	101.324	101.214	4.875%	101.891	101.781	101.671	101.561	4.875%	101.662	101.552	101.442	101.332					
4.875%	101.850	101.740	101.630	101.520	5.000%	102.239	102.129	102.019	101.909	5.000%	102.090	101.980	101.870	101.760					
5.000%	102.155	102.045	101.935	101.825	5.125%	102.572	102.462	102.352	102.242	5.125%	102.492	102.382	102.272	102.162					

100% Gift Parameters
 Min FICO = 640
 Max DTI = 45%
 1-Unit Properties Only
 Primary Residence Only
 LPMI is available

FHA / VA PROGRAMS																			
#300100 / #300113 - 30 Yr Fixed - FHA/Stream					#300200 / #300214 - 30 Yr Fixed - VA/IRRL					#150100 / #150113 - 15 Yr Fixed - FHA/Stream					#150200 - 15 Year Fixed - VA				
Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day
4.250%	99.547	99.397	99.277	99.137	4.250%	100.198	100.048	99.928	99.788	3.500%	98.994	98.844	98.724	98.584	3.500%	98.744	98.594	98.474	98.334
4.375%	99.994	99.844	99.724	99.584	4.375%	100.744	100.594	100.474	100.334	3.625%	99.523	99.373	99.253	99.113	3.625%	99.471	99.321	99.201	99.061
4.500%	100.474	100.324	100.204	100.064	4.500%	101.233	101.083	100.963	100.823	3.750%	100.416	100.266	100.146	100.006	3.750%	100.394	100.244	100.124	99.984
4.625%	100.791	100.641	100.521	100.381	4.625%	101.548	101.398	101.278	101.138	3.875%	100.986	100.836	100.716	100.576	3.875%	100.949	100.799	100.679	100.539
4.750%	101.466	101.316	101.196	101.056	4.750%	102.034	101.884	101.764	101.624	4.000%	101.277	101.127	101.007	100.867	4.000%	101.132	100.982	100.862	100.722
4.875%	101.820	101.670	101.550	101.410	4.875%	102.426	102.276	102.156	102.016	4.125%	102.003	101.853	101.733	101.593	4.125%	101.951	101.801	101.681	101.541
5.000%	102.222	102.072	101.952	101.812	5.000%	102.864	102.714	102.594	102.454	4.250%	102.109	101.959	101.839	101.699	4.250%	102.087	101.937	101.817	101.677
5.125%	102.575	102.425	102.305	102.165	5.125%	103.248	103.098	102.978	102.838	4.375%	102.640	102.490	102.370	102.230	4.375%	102.606	102.456	102.336	102.196
5.250%	102.940	102.790	102.670	102.530	5.250%	103.357	103.207	103.087	102.947	4.500%	102.864	102.714	102.594	102.454	4.500%	102.714	102.564	102.444	102.304
5.375%	103.322	103.172	103.052	102.912	5.375%	103.785	103.635	103.515	103.375	4.625%	103.511	103.361	103.241	103.101	4.625%	103.468	103.318	103.198	103.058
5.500%	103.621	103.471	103.351	103.211	5.500%	104.082	103.932	103.812	103.672	4.750%	103.541	103.391	103.271	103.131	4.750%	103.291	103.141	103.021	102.881

#300216 - VA 30 Yr Cash Out to 100%					#150216 - VA 15 Yr Cash Out to 100%					#300215 - 30 Yr VA IRRRL w/No Appraisal					#510100 - 5/1 FHA Arm - Treasury				
Rate	15-Day																		



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Mortgage Services III, L.L.C.

Mod-Corr Rate sheet

Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day
High Balance Programs																			
Conventional - High Balance					FHA - High Balance					FHA Streamline - High Balance					VA - High Balance				
30 Year Fixed (DU) - #300017					30 Year Fixed - #300117					30 Year Fixed - #300148					30 Year Fixed - #300217				
Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day
4.125%	97.232	97.132	97.042	96.932	4.500%	100.399	100.199	99.949	99.799	3.375%	0.800	0.600	0.350	0.200	4.250%	99.347	99.147	98.897	98.747
4.250%	97.902	97.802	97.712	97.602	4.625%	100.448	100.248	99.998	99.848	3.500%	0.800	0.600	0.350	0.200	4.375%	99.794	99.594	99.344	99.194
4.375%	98.505	98.405	98.315	98.205	4.750%	101.491	101.291	101.041	100.891	3.625%	94.039	93.839	93.589	93.439	4.500%	100.283	100.083	99.833	99.683
4.500%	99.026	98.926	98.836	98.726	4.875%	101.823	101.623	101.373	101.223	3.750%	97.156	96.956	96.706	96.556	4.625%	100.796	100.596	100.346	100.196
4.625%	99.695	99.595	99.505	99.395	5.000%	102.097	101.897	101.647	101.497	3.875%	97.604	97.404	97.154	97.004	4.750%	101.241	101.041	100.791	100.641
4.750%	100.288	100.188	100.098	99.988	5.125%	102.091	101.891	101.641	101.491	4.000%	97.800	97.600	97.350	97.200	4.875%	101.573	101.373	101.123	100.973
															5.000%	101.885	101.685	101.435	101.285

Conventional - High Balance				
15 Year Fixed (DU) - #150017				
Rate	15-Day	30 Day	45 Day	60 Day
4.000%	99.374	99.274	99.184	99.074
4.125%	99.824	99.724	99.634	99.524
4.250%	100.342	100.242	100.152	100.042
4.375%	100.805	100.705	100.615	100.505
4.500%	100.955	100.855	100.765	100.655
4.625%	101.393	101.293	101.203	101.093

FHA High Balance Program
 Min FICO = 640 (Purchase or R/T Refi)
 Min FICO = 660 (Cash Out Refi)
 Min FICO = 680 (Streamline)

VA - Jumbo
30 Year Fixed - #300245
 Same as VA High Balance Pricing

Any applicable agency adjusters apply.

Conforming Fixed/Arm & High Balance Price Adjustments

Loan Amount		Misc. Adjustments	Current Index
\$20,000 - \$59,999	-1.750	Escrow Waiver	-1.150
\$60,000 - \$89,999	-1.000	CA Escrow Waiver (ltv < 90% allowed)	-1.100
\$90,000 - \$139,999	-.375	(Escrow waiver fee n/a for NY properties)	-1.000
\$140,000 - \$199,999	No Adj	2-4 Unit	-1.000
\$200,000 - \$249,999	+.375	Condo - LTV <= 75.00% (> 15 yr terms)	No Adj.
\$250,000 - \$349,999	+.500	Condo - LTV > 75.00% (> 15 yr terms)	-.750
\$350,000 to conf non-HB limit	+.550		
State Adjusters			
CO, NV	-.125		
AZ, NM, UT, WY	-.050		
AL, CA, FL, IA, ID, IL, IN, KS, KY, MI, MN, MO, MT, SD, TN, VA, WA, WI	No Adj		
AR, GA, LA, MS, NC, NE, OH, OR, SC	+.100		
OK, PA	+.150		
TX	+.250		

Agency FICO/LTV Adjustments								
FICO	<=60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
>= 740	No Adj.	-.250	-.250	-.500	-.250	-.250	-.250	-.750
720 - 739	No Adj.	-.250	-.500	-.750	-.500	-.500	-.500	-1.000
700 - 719	No Adj.	-.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	No Adj.	-.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	No Adj.	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
600 - 619	-.500	-1.500	N/A	N/A	N/A	N/A	N/A	N/A

Secondary Financing			
LTV	CLTV	FICO	
		< 720	>= 720
<= 75	<= 80	0	0
<= 65	>80 <=95	-.500	-.250
>65 <=75	>80 <=95	-.750	-.500
>75 <=90	>76 <=90	-1.000	-.750
>75 <=95	>90 <=95	-1.000	-.750
<= 95	>95 <=97	-1.500	-1.500

High Balance	
Cash Out Refi (in addition to agency)	-1.000
Purch, R/T Refi (in addition to agency)	-.250
LTV/CLTV <= 75% (ARM Only)	-1.750
LTV/CLTV > 75% <= 90% (ARM Only)	-1.500
LTV/CLTV > 90% (ARM Only)	-1.750
Loan amount adj do not apply	
N/O/O: LTV <= 65%, Min 740 FICO	
Max loan amount of \$625,500 above 80% LTV	
All loans must meet State/County loan limits	
Price Cap = 105,000, unless otherwise noted.	
All adjustments are cumulative.	

Cash Out - Agency FICO/LTV Adj					
FICO	<=60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%
>= 740	-.375	-.625	-.625	-.875	N/A
720 - 739	-.375	-1.000	-1.000	-1.125	N/A
700 - 719	-.375	-1.000	-1.000	-1.125	N/A
680 - 699	-.375	-1.125	-1.125	-1.750	N/A
660 - 679	-.625	-1.125	-1.125	-1.875	N/A
640 - 659	-.625	-1.625	-1.625	-2.625	N/A
620 - 639	-.625	N/A	N/A	N/A	N/A

Cash out adjustments are applicable to all loan terms.

Applicable to all loan terms greater than 15 years.

Applicable to all loan terms. Above grid is in addition to .375 sub fin adj.

Conforming Fixed LPMI & Split MI (Not applicable to HB programs)

LPMI Program #'s	25-30 Yr Terms - LPMI							
	LTV	760+	740-759	720-739	700-719	680-699	660-679	640-659
30 Yr LPMI - #300001	90.01 - 95.00%	-1.60	-2.25	-2.75	-3.21	-3.94	-5.16	-6.40
25 Yr LPMI - #250001	85.01 - 90.00%	-1.20	-1.70	-2.10	-2.49	-3.01	-4.06	-5.00
20 Yr LPMI - #200001	80.01 - 85.00%	-0.62	-0.75	-0.90	-0.97	-1.13	-1.52	-1.81
15 Yr LPMI - #150001	25 Yr Term	0	0	0	0	0	0	0

Split MI Program #'s	Split MI with FICO 740+				
	LTV	Upfront .50%	Upfront .75%	Upfront 1.00%	Upfront 1.25%
30 Yr Split MI - #300002	90.01 - 95.00%	.44	.39	.35	.30
25 Yr Split MI - #250002	85.01 - 90.00%	.27	.21	.16	.10
20 Yr Split MI - #200002	80.01 - 85.00%	.08	0	0	0
15 Yr Split MI - #150002					
10 Yr Split MI - #100002					

(Factors listed above indicate monthly MI payment factor in addition to the upfront borrower paid premium & may vary by MI company)

LPMI Program #'s	10-20 Yr Terms - LPMI							
	LTV	760+	740-759	720-739	700-719	680-699	660-679	640-659
30 Yr LPMI - #300001	90.01 - 95.00%	-0.95	-1.24	-1.50	-1.74	-2.08	-2.66	-2.77
25 Yr LPMI - #250001	85.01 - 90.00%	-0.59	-0.72	-0.84	-0.95	-1.10	-1.40	-1.43
20 Yr LPMI - #200001	80.01 - 85.00%	-0.43	-0.47	-0.49	-0.53	-0.58	-0.69	-0.71

LPMI Adjustments (in addition to base LPMI adj)	760+	740-759	720-739	700-719	680-699	660-679	640-659
	Rate/Term Refi	0.00	0.00	0.00	-0.42	-0.54	-0.69
Second Home	-0.36	-0.39	-0.49	-0.60	-0.70	-1.23	-1.27

All LPMI adjustments are in addition to the standard agency (FICO/LTV) adjustments.

FHA / VA Price Adjustments (Conf & High Balance)

Loan Amount	FICO	Misc.	Gov't Program Features
\$30,000 - 74,999	FICO 620 - 639	-1.250	* FHA cash out refi max LTV = 85%
\$75,000 - \$119,999	FICO 640 - 659	-.500	* N/O/O not allowed.
\$120,000 - \$199,999	FICO 660 - 679	-.250	* FHA Streamlines - SFR, O/O only
\$200,000 - \$249,999	FICO 720+	+.250	* #250100 - 25 Year Fixed - FHA
\$250,000 to non-HB limit			* #250200 - 25 Year Fixed - VA
			* #200100 - 20 Year Fixed - FHA
			* #200200 - 20 Year Fixed - VA

State Adjusters
 GA, NV, OH -1.250
 AL, AZ, CO, TN, UT -1.250
 AR, CA, FL, IA, ID, IL, IN, KS, KY, LA, MI, MN, MO, MS, MT, NC, NE, NM, OK, OR, PA, SC, SD, TX, VA, WA, WI, WY No Adj.

VA ID #: 709904-00-00
 FHA ID #: 24618-0000-2



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Mod-Corr Rate sheet

Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day
DU Refi Plus Program - Must be locked on/before 12/31/2018																			
DU Refi Plus Program					DU Refi Plus Program					DU Refi Plus Program					"Un-Capped" Price Adjustments				
30 Year Fixed - #300003					20 Year Fixed - #200003					15 Year Fixed - #150003					FICO 680 - 739 (all loans) -1.25				
Rate 15-Day 30 Day 45 Day 60 Day					Rate 15-Day 30 Day 45 Day 60 Day					Rate 15-Day 30 Day 45 Day 60 Day					FICO 640 - 679 (all loans) -2.50				
4.500% 99.125 99.025 98.935 98.825					4.250% 99.079 98.979 98.889 98.779					4.000% 99.503 99.403 99.313 99.203					Escrow Waiver (80% LTV or below) -2.50				
4.625% 99.758 99.658 99.568 99.458					4.375% 99.626 99.526 99.436 99.326					4.125% 100.050 99.950 99.860 99.750					Loan amount & state adj. from page 1 apply.				
4.750% 100.341 100.241 100.151 100.041					4.500% 100.236 100.136 100.046 99.936					4.250% 100.338 100.238 100.148 100.038					(Adjustment caps do not apply to these adj)				
4.875% 100.831 100.731 100.641 100.531					4.625% 100.740 100.640 100.550 100.440					4.375% 100.800 100.700 100.610 100.500									
5.000% 101.389 101.289 101.199 101.089					4.750% 101.216 101.116 101.026 100.916					4.500% 101.248 101.148 101.058 100.948									
5.125% 101.983 101.883 101.793 101.683					4.875% 101.632 101.532 101.442 101.332					4.625% 101.680 101.580 101.490 101.380					** Special Note **				
5.250% 102.499 102.399 102.309 102.199					5.000% 102.156 102.056 101.966 101.856					4.750% 102.005 101.905 101.815 101.705					New LTV/CLTV: 105% / 110%				
															2nd Homes now available with 680+ FICO				

FICO	20 & 30 Year Terms				30 Year Terms Only				
	<=60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%**	97.01 - 105%**
>= 740	No Adj.	-2.50	-2.50	-2.50	No Adj.	No Adj.	No Adj.	No Adj.	No Adj.
720 - 739	No Adj.	-5.00	-2.50	-2.50	No Adj.	No Adj.	No Adj.	No Adj.	No Adj.
700 - 719	No Adj.	-5.00	-7.50	-7.50	-5.00	-5.00	-5.00	-5.00	-5.00
680 - 699	No Adj.	-5.00	-7.50	-7.50	-7.50	-7.50	-5.00	-5.00	-5.00
660 - 679	No Adj.	-1.000	-1.500	-1.750	-7.50	-7.50	-7.50	-7.50	-7.50
640 - 659	-5.00	-1.250	-2.000	-2.000	-7.50	-7.50	-7.50	-7.50	-7.50

(Adjustment caps apply to all of the above)

(Applies to all DU Refi Plus programs)									
FICO	<=60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%**	97.01 - 105%**
2 Unit	-5.00	-5.00	-5.00	-5.00	-5.00	-5.00	-5.00	-5.00	-5.00
High LTV	0	0	0	0	0	0	0	-5.00	-5.00

(Adjustment caps apply to all of the above)

NEW Adjustment Caps		"Capped" Price Adjustments	
Term > 20 Years and LTV > 80%	.750	CLTV of 75.01 - 90%	- .625
Term <= 20 Years and LTV > 80%	0	CLTV of 90.01 - 95%	-.875
All Terms with LTV <= 80%	2.000	CLTV of 95.01 - 110%	-1.875
2nd Homes, all LTV's & Terms	2.000	Condo w/LTV > 75% (terms > 15 yrs)	-.750
		15 & 20 Year Terms with LTV > 80%	No Adj

DU Refi Plus w/MI					DU Refi Plus w/MI				
30 Year Fixed - #300004					15 Year Fixed - #150004				
Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day
4.125%	97.143	97.043	96.953	96.843	3.250%	96.630	96.530	96.440	96.330
4.250%	97.835	97.735	97.645	97.535	3.375%	97.095	96.995	96.905	96.795
4.375%	98.465	98.365	98.275	98.165	3.500%	97.585	97.485	97.395	97.285
4.500%	99.125	99.025	98.935	98.825	3.625%	98.156	98.056	97.966	97.856
4.625%	99.758	99.658	99.568	99.458	3.750%	98.530	98.430	98.340	98.230
4.750%	100.341	100.241	100.151	100.041	3.875%	99.026	98.926	98.836	98.726
4.875%	100.831	100.731	100.641	100.531	4.000%	99.503	99.403	99.313	99.203

LP Relief "Open Access" Program - Must be locked on/before 12/31/2018									
LP Relief Program					LP Relief w/MI				
30 Year Fixed - #300007					30 Year Fixed - #300008				
Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day
4.500%	99.213	99.103	99.013	98.903	4.500%	98.838	98.728	98.638	98.528
4.625%	99.711	99.601	99.511	99.401	4.625%	99.502	99.392	99.302	99.192
4.750%	100.260	100.150	100.060	99.950	4.750%	100.108	99.998	99.908	99.798
4.875%	100.851	100.741	100.651	100.541	4.875%	100.607	100.497	100.407	100.297
5.000%	101.370	101.260	101.170	101.060	5.000%	101.206	101.096	101.006	100.896
5.125%	101.871	101.761	101.671	101.561	5.125%	101.736	101.626	101.536	101.426
5.250%	102.403	102.293	102.203	102.093	5.250%	102.302	102.192	102.102	101.992
5.375%	102.910	102.800	102.710	102.600					

LP Relief - FICO/LTV Adj. (Applies to 30 Yr Program Only)									
FICO	<=60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%**	97.01 - 105%**
>= 740	+250	No Adj.	No Adj.	-2.50	No Adj.	No Adj.	No Adj.	No Adj.	No Adj.
720 - 739	+250	No Adj.	-2.50	-5.00	No Adj.	No Adj.	No Adj.	No Adj.	No Adj.
700 - 719	+250	-5.00	-7.50	-1.000	-5.00	-5.00	-5.00	-5.00	-5.00
680 - 699	No Adj.	-5.00	-1.250	-1.750	-1.000	-7.50	-7.50	-7.50	-7.50
660 - 679	No Adj.	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750	-1.750	-1.750
640 - 659	-5.00	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250	-2.250	-2.250

Applies to both 30 Yr & 15 Yr Programs:							
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
High LTV	0	0	0	0	0	-5.00	-1.000
No Escrow	-2.50	-2.50	-2.50	-2.50	n/a	n/a	n/a

LP Relief Program					LP Relief w/MI				
15 Year Fixed - #150007					15 Year Fixed - #150008				
Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day
4.000%	99.313	99.203	99.113	99.003	4.000%	99.313	99.203	99.113	99.003
4.125%	99.751	99.641	99.551	99.441	4.125%	99.751	99.641	99.551	99.441
4.250%	100.139	100.029	99.939	99.829	4.250%	100.139	100.029	99.939	99.829
4.375%	100.637	100.527	100.437	100.327	4.375%	100.637	100.527	100.437	100.327
4.500%	101.182	101.072	100.982	100.872	4.500%	101.182	101.072	100.982	100.872
4.625%	101.617	101.507	101.417	101.307	4.625%	101.617	101.507	101.417	101.307
4.750%	102.044	101.934	101.844	101.734	4.750%	102.044	101.934	101.844	101.734

New Adjustment Caps		Subordinate Financing	
30 Yr Fixed w/LTV > 80%	.750	CLTV of 75.01 - 90%	-.750
30 Yr Fixed w/LTV <= 80%	2.000	CLTV of 90.01 - 95%	-1.000
15 Yr Fixed w/LTV > 80%	0	CLTV of 95.01 - 110%	-1.500
15 Yr Fixed w/LTV <= 80%	2.000		

Loan amount & state adjusters from page 1 apply.
Condo's not allowed on this program.
(Adj caps include all adjustments EXCEPT escrow waiver and loan amount adj.)

RURAL DEVELOPMENT									
#300300 - 30 Year Fixed - Rural Housing					Loan Amount Adjustments			** Special Note **	
Rate	15-Day	30 Day	45 Day	60 Day	<= \$55,000	\$55,001 - \$75,000	\$75,001 - \$100,000	\$100,001 - \$150,000	\$150,001+
4.250%	99.577	99.349	99.169	98.946	-1.500	- .750	- .500	No Adj.	+ .250
4.375%	100.024	99.796	99.616	99.393					
4.500%	100.504	100.276	100.096	99.873					
4.625%	100.971	100.743	100.563	100.340					
4.750%	101.496	101.268	101.088	100.865					
4.875%	101.828	101.600	101.420	101.197					
5.000%	102.286	102.058	101.878	101.655					
5.125%	102.751	102.523	102.343	102.120					
5.250%	103.283	103.055	102.875	102.652					
5.375%	103.807	103.579	103.399	103.176					
5.500%	104.303	104.075	103.895	103.672					

Max GRH Rate = 5.500%

Conforming Fixed Rate Program:				Extended Lock Programs			
Available on conforming fixed rate only (30 yr, 20 yr, 15 yr, 10 yr) 60 day price minus .250 is used, plus applicable rate add on. (Plus/minus any applicable adjusters) Refer to chart below for Rate Add On and Refundable Upfront Fee:				FHA / VA Fixed Rate Program:			
Days	Upfront Fee	Refund @ Closing	Rate Add-On	90 Days:	.375 Upfront Fee	Available for FHA/VA 30 yr & 15 yr	
90	0.375%	0.00%	0.000%	120 Days:	.625 Upfront Fee	Upfront fee is non-refundable/not credited & due within 5 days.	
120	0.625%	0.00%	0.000%	150 Days:	.875 Upfront Fee	60 day pricing is used.	
180	1.000%	0.00%	0.125%	180 Days:	1.125 Upfront Fee	Indicate desired lock period in comments when locking online.	
270	1.000%	0.00%	0.250%			FHA: All lock periods are available	
360	1.000%	0.00%	0.375%			VA: Only available for 90 or 120 days (N/A for 150 & 180 days)	

(Upfront fee is due MSI within 5 days of lock and is non-refundable if withdrawn or denied)
Once the loan is locked, the upfront fee is owed.



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Mod-Corr Rate sheet

Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day
Conforming FNMA HomeReady Program														
Home Ready (DU)					Home Ready FICO/LTV Adjustments					Other Home Ready Adjustments				
#300053 - 30 Year Fixed					FICO					2-4 Unit Property				
4.500%	99.488	99.388	99.298	99.188	<=60.00%					Condo w/LTV 75.01 - 80.00%				
4.625%	100.159	100.059	99.969	99.859	60.01 - 70.00%	-0.250	-0.250	-0.500	0					
4.750%	100.754	100.654	100.564	100.454	70.01 - 75.00%	-0.250	-0.500	-0.750	0					
4.875%	101.263	101.163	101.073	100.963	75.01 - 80.00%	-0.500	-1.000	-1.250	0					
5.000%	101.799	101.699	101.609	101.499	80.01 - 85.00%	0	0	0	0					
5.125%	102.381	102.281	102.191	102.081	85.01 - 90.00%	0	0	0	0					
5.250%	102.933	102.833	102.743	102.633	90.01 - 95.00%	-0.500	-1.000	-1.500	-1.500					
5.375%	103.402	103.302	103.212	103.102	95.01 - 97.00%	-0.500	-1.250	-1.500	-1.500					
5.500%	103.844	103.744	103.654	103.544	>= 740	0	-0.250	-0.250	-0.500					
					720 - 739	0	-0.250	-0.500	-0.750					
					700 - 719	0	-0.500	-1.000	-1.250					
					680 - 699	0	-0.500	-1.250	-1.500					
					660 - 679	0	-1.000	-1.500	-1.500					
					640 - 659	-0.500	-1.250	-1.500	-1.500					
					620 - 639	-0.500	-1.500	-1.500	-1.500					

Lower FICO FHA/VA Programs																			
FHA/VA: 580 - 619 FICO					FHA/VA w/FICO 580 - 619 Adjustments					FHA Streamline w/620 Min FICO					FHA Streamline w/620 Min FICO Adj.				
30 Year Fixed - #300133					FICO 600 - 619					30 Year Fixed - #300134					FICO 680 - 699				
Rate	15-Day	30 Day	45 Day	60 Day	FICO 580 - 599	No Adj				Rate	15-Day	30 Day	45 Day	60 Day	FICO 660 - 679	No Adj			
4.500%	100.301	100.026	99.876	99.701	VA - Purchase Only (#300333)	-0.250				4.500%	101.049	100.799	100.674	100.524	FICO 640 - 659	-0.250			
4.625%	100.616	100.341	100.191	100.016	\$50,000 - \$75,000	-1.000				4.625%	101.169	100.919	100.794	100.644	FICO 620 - 639	-1.250			
4.750%	101.105	100.830	100.680	100.505	\$75,001 - \$125,000	-0.375				4.750%	102.041	101.791	101.666	101.516					
4.875%	101.597	101.322	101.172	100.997	\$125,001+	No Adj				4.875%	102.373	102.123	101.998	101.848	FHA Streamline w/580 Min FICO Adj.				
5.000%	102.035	101.760	101.610	101.435						5.000%	102.772	102.522	102.397	102.247	FICO 600 - 619	No Adj			
5.125%	102.319	102.044	101.894	101.719						5.125%	102.891	102.641	102.516	102.366	FICO 580 - 599	-0.750			
5.250%	102.400	102.125	101.975	101.800						5.250%	103.466	103.216	103.091	102.941					
5.375%	102.855	102.580	102.430	102.255						FHA Streamline w/FICO 580-619					Loan Amount Adj.				
5.500%	103.252	102.977	102.827	102.652						30 Year Fixed - #300154					\$50,000 - \$75,000	-1.500			
5.625%	103.511	103.236	103.086	102.911						Rate	15-Day	30 Day	45 Day	60 Day	\$75,001 - \$125,000	-0.375			
										4.875%	100.873	100.623	100.498	100.348	\$125,001+	No Adj			
										5.000%	101.272	101.022	100.897	100.747					
										5.125%	101.391	101.141	101.016	100.866					
										5.250%	101.966	101.716	101.591	101.441					
										5.375%	102.227	101.977	101.852	101.702					
										5.500%	102.353	102.103	101.978	101.828					

Home Possible																			
Home Possible (LP)					MI Coverage					Home Possible FICO/LTV Adj. Caps					Program Features				
#300036 - 30 Year Fixed					LTV					LTV <= 80.00%					LP is required				
4.500%	99.338	99.238	99.148	99.038	95.01 - 97%					LTV > 80.00% & FICO < 680					Max LTV: 97%				
4.625%	100.009	99.909	99.819	99.709	90.01 - 95%					LTV > 80.00% & FICO >= 680					Borrower income limits apply				
4.750%	100.604	100.504	100.414	100.304	85.01 - 90%					(Adj. are the same as for HomeReady, see above)					Loan amount adjustments from page 2 apply.				
4.875%	101.113	101.013	100.923	100.813	80.01 - 85%										Non-Community Sub Fin				
5.000%	101.649	101.549	101.459	101.349															
5.125%	102.231	102.131	102.041	101.931															
5.250%	102.783	102.683	102.593	102.483															
5.375%	103.252	103.152	103.062	102.952															
5.500%	103.694	103.594	103.504	103.394															
5.625%	104.112	104.012	103.922	103.812															

Jumbo Programs

JUMBO'S MUST BE UNDERWRITTEN BY MSI AND MUST CLOSE IN MSI'S NAME

PLEASE REFER TO THE MSI WHOLESALE RATE SHEET FOR PRICING

Important Information About MSI:

MSI Department Emails:	E-Mail Address	Extension Policy	Re-Lock Policy
Pricing	msipricing@msiloans.biz	1-30 Days (Max = 30 days)	15 Day Relock: Worse Case Pricing
Submissions	causmus@msiloans.biz		30 Day Relock: Worse Case Pricing
Underwriting	msiuw@msiloans.biz		(Max of 2 relocks allowed)
Funding	msifunding@msiloans.biz		(2nd relock can only be for 15 days and requires a closing date)
Account Executive			
Brent Wilder	bwilder@msiloans.biz	Ph. 309-826-0484	

MERS

MSI MERS Org ID # 1005883

- ** Lower of two median credit scores used for all programs.
- ** Rate lock requests accepted until 6:00 pm central time. Overnight price protection is not available.
- ** Rates/Prices are subject to change without prior notice. This rate sheet should not be used to determine eligibility.
- ** All loans must disburse & be delivered to MSI by expiration date.
- ** All extension/relock requests must be requested prior to 5 pm ct.

Locations:

Corporate Office:
502 N. Hershey Rd.
Bloomington, IL 61704
Ph. 888-664-9108

Oakbrook Terrace Office:
17W662 Butterfield Rd, Suite 203
Oakbrook Terrace, IL 60181
Ph. 630-396-3553



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Mod-Corr Rate sheet

Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day
Medical Doctor Program																			
#300062 - 30 Year Fixed - Med Dr.					#200062 - 20 Year Fixed - Med Dr.					#150062 - 15 Year Fixed - Med Dr.					#100062 - 10 Year Fixed - Med Dr.				
4.750%	98.449	98.324	98.199	98.074	4.750%	99.058	98.933	98.808	98.683	3.875%	97.631	97.506	97.381	97.256	3.750%	96.998	96.873	96.748	96.623
4.875%	99.033	98.908	98.783	98.658	4.875%	99.455	99.330	99.205	99.080	4.000%	98.007	97.882	97.757	97.632	3.875%	97.581	97.456	97.331	97.206
5.000%	99.618	99.493	99.368	99.243	5.000%	100.004	99.879	99.754	99.629	4.125%	98.567	98.442	98.317	98.192	4.000%	97.957	97.832	97.707	97.582
5.125%	100.261	100.136	100.011	99.886	5.125%	100.394	100.269	100.144	100.019	4.250%	98.907	98.782	98.657	98.532	4.125%	98.517	98.392	98.267	98.142
5.250%	100.748	100.623	100.498	100.373	5.250%	100.776	100.651	100.526	100.401	4.375%	99.150	99.025	98.900	98.775	4.250%	98.857	98.732	98.607	98.482
5.375%	101.121	100.996	100.871	100.746	5.375%	101.218	101.093	100.968	100.843	4.500%	99.364	99.239	99.114	98.989	4.375%	99.100	98.975	98.850	98.725
5.500%	101.427	101.302	101.177	101.052	5.500%	101.698	101.573	101.448	101.323						4.500%	99.314	99.189	99.064	98.939

All agency & loan amount adjusters from page 2 apply.
LPMI options are also available -- Regular LPMI adjusters apply.