



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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Your Easiest Path
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Bloomington Office Ph. #: 888-664-9108 & Fax #: 309-664-9115 / Rate lock requests accepted until 6:00 pm central time.

<h1>Modified-Correspondent</h1>	Market conditions are generally: (compared to previous price sheet) Slightly Improved!	September 22, 2017 Rate Sheet Updated as of: 9:30 AM
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CONFORMING -- FIXED RATE PROGRAMS																			
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
#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
3.500%	99.611	99.481	99.361	99.221	3.375%	100.526	100.396	100.276	100.136	2.875%	100.073	99.963	99.843	99.703	2.875%	100.273	100.143	100.023	99.883
3.625%	100.265	100.135	100.015	99.875	3.500%	101.203	101.073	100.953	100.813	3.000%	100.647	100.537	100.417	100.277	3.000%	100.847	100.717	100.597	100.457
3.750%	100.994	100.864	100.744	100.604	3.625%	101.768	101.638	101.518	101.378	3.125%	101.130	101.020	100.900	100.760	3.125%	101.330	101.200	101.080	100.940
3.875%	101.681	101.551	101.431	101.291	3.750%	102.300	102.170	102.050	101.910	3.250%	101.674	101.564	101.444	101.304	3.250%	101.874	101.744	101.624	101.484
4.000%	102.276	102.146	102.026	101.886	3.875%	102.797	102.667	102.547	102.407	3.375%	102.142	102.032	101.912	101.772	3.375%	102.342	102.212	102.092	101.952
4.125%	102.818	102.688	102.568	102.428	4.000%	103.324	103.194	103.074	102.934	3.500%	102.594	102.484	102.364	102.224	3.500%	102.794	102.664	102.544	102.404
4.250%	103.471	103.341	103.221	103.081	4.125%	103.790	103.660	103.540	103.400	3.625%	103.017	102.907	102.787	102.647	3.625%	103.217	103.087	102.967	102.827
4.375%	103.867	103.737	103.617	103.477	4.250%	104.534	104.404	104.284	104.144	3.750%	103.428	103.318	103.198	103.058	3.750%	103.628	103.498	103.378	103.238
4.500%	104.452	104.322	104.202	104.062	4.375%	105.003	104.873	104.753	104.613	3.875%	103.753	103.643	103.523	103.383	3.875%	103.953	103.823	103.703	103.563
4.625%	104.835	104.705	104.585	104.445	4.500%	105.424	105.294	105.174	105.034	4.000%	104.126	104.016	103.896	103.756	4.000%	104.235	104.105	103.985	103.845
4.750%	105.338	105.208	105.088	104.948	4.625%	105.783	105.653	105.533	105.393	4.125%	104.596	104.486	104.366	104.226	4.125%	104.513	104.383	104.263	104.123
4.875%	105.826	105.696	105.576	105.436	4.750%	106.163	106.033	105.913	105.773	4.250%	104.690	104.580	104.460	104.320	4.250%	104.865	104.735	104.615	104.475

FANNIE MAE (DU) -- CONFORMING ARM PROGRAMS																			
#510011 (DU) - 5/1 Arm				#710011 (DU) - 7/1 Arm				#910011 (DU) - 10/1 Arm				100% GIFT PROGRAM							
Caps: 2/2/5 Margin: 2.250 Index: Libor				Caps: 5/2/5 Margin: 2.250 Index: Libor				Caps: 5/2/5 Margin: 2.250 Index: Libor				#300009 - 30 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
2.750%	100.021	99.871	99.741	99.571	3.125%	100.665	100.515	100.385	100.215	3.375%	100.664	100.514	100.384	100.214	3.750%	100.939	100.809	100.689	100.549
2.875%	100.381	100.231	100.101	99.931	3.250%	101.050	100.900	100.770	100.600	3.500%	101.138	100.988	100.858	100.688	3.875%	101.681	101.551	101.431	101.291
3.000%	100.747	100.597	100.467	100.297	3.375%	101.445	101.295	101.165	100.995	3.625%	101.604	101.454	101.324	101.154	4.000%	102.276	102.146	102.026	101.886
3.125%	101.101	100.951	100.821	100.651	3.500%	101.863	101.713	101.583	101.413	3.750%	102.058	101.908	101.778	101.608	4.125%	102.818	102.688	102.568	102.428
3.250%	101.441	101.291	101.161	100.991	3.625%	102.277	102.127	101.997	101.827	3.875%	102.456	102.306	102.176	102.006	4.250%	103.325	103.195	103.075	102.935
3.375%	101.775	101.625	101.495	101.325	3.750%	102.651	102.501	102.371	102.201	4.000%	102.805	102.655	102.525	102.355	4.375%	103.867	103.737	103.617	103.477
3.500%	102.091	101.941	101.811	101.641	3.875%	102.954	102.804	102.674	102.504	4.125%	103.094	102.944	102.814	102.644	4.500%	104.357	104.227	104.107	103.967
3.625%	102.378	102.228	102.098	101.928	4.000%	103.206	103.056	102.926	102.756	4.250%	103.345	103.195	103.065	102.895	4.625%	104.835	104.705	104.585	104.445
3.750%	102.650	102.500	102.370	102.200	4.125%	103.417	103.267	103.137	102.967	4.375%	103.568	103.418	103.288	103.118	4.750%	105.338	105.208	105.088	104.948

(DU Arm Products: Max LTV = 90%)

FREDDIE MAC (LP) -- CONFORMING ARM PROGRAMS																			
#510012 (LP) - 5/1 Arm				#710012 (LP) - 7/1 Arm				#910012 (LP) - 10/1 Arm				100% Gift Parameters							
Caps: 2/2/5 Margin: 2.250 Index: Libor				Caps: 5/2/5 Margin: 2.250 Index: Libor				Caps: 5/2/5 Margin: 2.250 Index: Libor				Min FICO = 640							
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	Max DTI = 45%				
3.000%	100.497	100.347	100.217	100.047	3.250%	100.800	100.650	100.520	100.350	3.500%	100.888	100.738	100.608	100.438	1-Unit Properties Only				
3.125%	100.851	100.701	100.571	100.401	3.375%	101.195	101.045	100.915	100.745	3.625%	101.354	101.204	101.074	100.904	Primary Residence Only				
3.250%	101.191	101.041	100.911	100.741	3.500%	101.613	101.463	101.333	101.163	3.750%	101.808	101.658	101.528	101.358	LPMI is available				
3.375%	101.525	101.375	101.245	101.075	3.625%	102.027	101.877	101.747	101.577	3.875%	102.206	102.056	101.926	101.756					
3.500%	101.841	101.691	101.561	101.391	3.750%	102.401	102.251	102.121	101.951	4.000%	102.555	102.405	102.275	102.105					
3.625%	102.128	101.978	101.848	101.678	3.875%	102.727	102.577	102.447	102.277	4.125%	102.882	102.732	102.602	102.432					
3.750%	102.400	102.250	102.120	101.950	4.000%	103.117	102.967	102.837	102.667	4.250%	103.095	102.945	102.815	102.645					
3.875%	102.673	102.523	102.393	102.223	4.125%	103.167	103.017	102.887	102.717	4.375%	103.318	103.168	103.038	102.868					
4.000%	102.983	102.833	102.703	102.533	4.250%	103.315	103.165	103.035	102.865	4.500%	103.400	103.250	103.120	102.950					

(LP Arm Products: Max LTV = 95%)

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
3.500%	101.265	101.115	100.995	100.855	3.500%	101.102	100.952	100.832	100.692	2.875%	101.285	101.135	101.015	100.875	2.875%	100.882	100.732	100.612	100.472
3.625%	101.672	101.522	101.402	101.262	3.625%	101.534	101.384	101.264	101.124	3.000%	101.735	101.585	101.465	101.325	3.000%	101.302	101.152	101.032	100.892
3.750%	102.743	102.593	102.473	102.333	3.750%	102.608	102.458	102.338	102.198	3.125%	102.076	101.926	101.806	101.666	3.125%	101.814	101.664	101.544	101.404
3.875%	103.175	103.025	102.905	102.765	3.875%	103.008	102.858	102.738	102.598	3.250%	102.615	102.465	102.345	102.205	3.250%	102.281	102.131	102.011	101.871
4.000%	103.565	103.415	103.295	103.155	4.000%	103.363	103.213	103.093	102.953	3.375%	103.043	102.893	102.773	102.633	3.375%	102.771	102.621	102.501	102.361
4.125%	103.970	103.820	103.700	103.560	4.125%	103.820	103.670	103.550	103.410	3.500%	103.451	103.301	103.181	103.041	3.500%	103.098	102.948	102.828	102.688
4.250%	104.300	104.150	104.030	103.890	4.250%	104.150	104.000	103.880	103.740	3.625%	103.758	103.608	103.488	103.348	3.625%	103.483	103.333	103.213	103.073
4.375%	104.533	104.383	104.263	104.123	4.375%	104.206	104.056	103.936	103.796	3.750%	103.932	103.782	103.662	103.522	3.750%	103.520	103.370	103.250	103.110
4.500%	104.810	104.660	104.540	104.400	4.500%	104.459	104.309	104.189	104.049	3.875%	104.318	104.168	104.048	103.908	3.875%	103.918	103.768	103.648	103.508
4.625%	104.936	104.786	104.666	104.526	4.625%	104.737	104.587	104.467	104.327	4.000%	104.683	104.533	104.413	104.273	4.000%	104.235	104.085	103.965	103.825
4.750%	105.246	105.096	104.976	104.836	4.750%	105.096	104.946	104.826	104.686	4.125%	104.956	104.806	104.686	104.546	4.125%	104.675	104.525	104.405	104.265



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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
3.750%	100.384	100.254	100.134	99.994	3.500%	100.942	100.742	100.492	100.342	3.375%	100.236	100.036	99.786	99.636	3.500%	101.127	100.927	100.677	100.527
3.875%	101.125	100.995	100.875	100.735	3.625%	101.072	100.872	100.622	100.472	3.500%	100.772	100.572	100.322	100.172	3.625%	101.352	101.152	100.902	100.752
4.000%	101.719	101.589	101.469	101.329	3.750%	102.069	101.869	101.619	101.469	3.625%	100.922	100.722	100.472	100.322	3.750%	102.259	102.059	101.809	101.659
4.125%	102.260	102.130	102.010	101.870	3.875%	102.540	102.340	102.090	101.940	3.750%	101.909	101.709	101.459	101.309	3.875%	102.747	102.547	102.297	102.147
4.250%	102.448	102.318	102.198	102.058	4.000%	102.815	102.615	102.365	102.215	3.875%	102.390	102.190	101.940	101.790	4.000%	103.068	102.868	102.618	102.468
4.375%	102.830	102.700	102.580	102.440	4.125%	103.096	102.896	102.646	102.496	4.000%	102.685	102.485	102.235	102.085	4.125%	103.354	103.154	102.904	102.754
Conventional - High Balance					FHA High Balance Program					VA - Jumbo									
15 Year Fixed (DU) - #150017					Min FICO = 640 (Purchase or R/T Refi)					30 Year Fixed - #300245									
Rate	15-Day	30 Day	45 Day	60 Day	Min FICO = 660 (Cash Out Refi)					Same as VA High Balance Pricing									
3.125%	100.415	100.285	100.165	100.025	Min FICO = 680 (Streamline)														
3.250%	101.141	101.011	100.891	100.751															
3.375%	101.579	101.449	101.329	101.189															
3.500%	101.992	101.862	101.742	101.602															
3.625%	102.316	102.186	102.066	101.926															
3.750%	102.623	102.493	102.373	102.233															

Any applicable agency adjusters apply.

Loan Amount		Misc. Adjustments		Current Index		
\$20,000 - \$39,999	-1.500	Escrow Waiver	-150	N/O/O: LTV <= 75.00%	Treasury	1.27%
\$40,000 - \$69,999	-1.750	Escrow Waiver (Ins Only)	-125	N/O/O: LTV 75.01% - 80.00%	Libor	1.768%
\$70,000 - \$99,999	-1.500	CA Escrow Waiver (ltv < 90% allowed)	-100	75 day lock (from 60 day price) *	Week Ending	9/22
\$100,000 - \$119,999	-1.125	(Escrow waiver fee n/a for NY properties)		90 day lock (from 60 day price) *		
\$120,000 - \$249,999	No Adj	2-4 Unit	-1.000	Fannie 97 (LTV 95.01 - 97.00%)		
\$250,000 - \$349,999	+2.000	Condo - LTV <= 75.00% (> 15 yr terms)	No Adj.	See online (OB) for pricing on 5-10 financed properties		
\$350,000 to conf non-HB limit	+3.000	Condo - LTV > 75.00% (> 15 yr terms)	-750			
State Adjusters		7 Day Lock (Adj to 15 day price)		* 75 & 90 day lock only available on conforming fixed programs: #300000, #200000, #150000, #100000		
CO, NV	-1.125					
AZ, NM, UT, WY	-0.500					
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	+1.100					
OK, PA, TX	+1.150					
	+2.250					
High Balance						
Cash Out Refi (in addition to agency)	-1.000					
Purch, R/T Refi (in addition to agency)	-2.250					
LTV/CLTV <= 75% (ARM Only)	-0.750					
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.						

Agency FICO/LTV Adjustments (Updated 6/25/15)							
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%
>= 740	No Adj.	-.250	-.250	-.500	-.250	-.250	-.750
720 - 739	No Adj.	-.250	-.500	-.750	-.500	-.500	-1.000
700 - 719	No Adj.	-.500	-1.000	-1.250	-1.000	-1.000	-1.500
680 - 699	No Adj.	-.500	-1.250	-1.750	-1.500	-1.250	-1.500
660 - 679	No Adj.	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250
640 - 659	-.500	-1.250	-1.750	-3.000	-3.250	-2.750	-2.750
620 - 639	-.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.500

Secondary Financing			
LTV	CLTV	FICO	
		< 720	>= 720
<= 75	<= 80	-.375	-.375
<= 65	>80 <=95	-.875	-.625
>65 <=75	>80 <=95	-1.125	-.875
>75 <=80	>76 <=90	-1.375	-1.125
>75 <=95	>90 <=95	-1.375	-1.125
<= 95	>95 <=97	-1.875	-1.875

Applicable to all loan terms greater than 15 years.

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

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

25-30 Yr Terms - LPMI								Split MI Program #s					Split MI with FICO 740+				
LTV	760+	740-759	720-739	700-719	680-699	660-679	640-659	30 Yr Split MI - #300002	25 Yr Split MI - #250002	20 Yr Split MI - #200002	15 Yr Split MI - #150002	10 Yr Split MI - #100002	LTV	Upfront .50%	Upfront .75%	Upfront 1.00%	Upfront 1.25%
90.01 - 95.00%	-1.60	-2.25	-2.80	-3.77	-4.63	-6.09	-6.40					90.01 - 95.00%	.48	.42	.37	.31	
85.01 - 90.00%	-1.20	-1.70	-2.10	-2.93	-3.55	-4.84	-5.00					85.01 - 90.00%	.28	.22	.15	.09	
80.01 - 85.00%	-0.62	-0.75	-0.90	-1.09	-1.28	-1.76	-1.81					80.01 - 85.00%	.03	0	0	0	
25 Yr Term	0	0	0	+2.00	+2.00	+2.00	0										

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

10-20 Yr Terms - LPMI							
LTV	760+	740-759	720-739	700-719	680-699	660-679	640-659
90.01 - 95.00%	-0.95	-1.24	-1.50	-1.74	-2.08	-2.66	-2.77
85.01 - 90.00%	-0.59	-0.72	-0.84	-0.95	-1.10	-1.40	-1.43
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)							
Rate/Term Refi	760+	740-759	720-739	700-719	680-699	660-679	640-659
Second Home	0.00	0.00	0.00	-0.42	-0.54	-0.69	-0.84
	-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.

Loan Amount		FICO		Misc.		Gov't Program Features	
\$30,000 - \$9,999	-0.750	FICO 620 - 639	-1.250	FHA Streamline (Min FICO = 660)	-250	* FHA cash out refi max LTV = 85%	
\$60,000 - \$99,999	-0.375	FICO 640 - 659	-500	FHA Streamline w/FICO < 660: See page 4		* N/O/O not allowed.	
\$100,000 - \$119,999	-1.175	FICO 660 - 679	-250	20 Year Term = Same as 30 yr pricing		* FHA Streamlines - SFR, O/O only	
\$120,000 - \$199,999	No Adj.	FICO 720+	+250	25 Year Term = Same as 30 yr pricing		* #250100 - 25 Year Fixed - FHA	
\$200,000 - \$249,999	+1.175			FHA Refi (Fixed Only-Non Streamline Doc)	-125	* #250200 - 25 Year Fixed - VA	
\$250,000 to non-HB limit	+2.250			7 Day Lock (Adj to 15 day price)	+100	* #200100 - 20 Year Fixed - FHA	
						* #200200 - 20 Year Fixed - VA	
State Adjusters							
GA, NV, OH	-250						
AL, AZ, CO, TN, UT	-125						
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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Your Easiest Path
to Mortgage Lending™

Bloomington Office Ph. #: 888-664-9108 & Fax #: 309-664-9115

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																			
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				
FICO 640 - 679 (all loans) -2.50															Escrow Waiver (80% LTV or below) -2.50				
Loan amount & state adj. from page 1 apply.															(Adjustment caps do not apply to these adj)				
															** Special Note **				
															New LTV/CLTV: 105% / 110%				
															2nd Homes now available with 680+ FICO				

20 & 30 Year Terms					30 Year Terms 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 - 97.01%	97.01 - 105%**
>= 740	No Adj.	-.250	-.250	-.250	No Adj.	No Adj.	No Adj.	No Adj.	No Adj.
720 - 739	No Adj.	-.500	-.250	-.250	No Adj.	No Adj.	No Adj.	No Adj.	No Adj.
700 - 719	No Adj.	-.500	-.750	-.750	-.500	-.500	-.500	-.500	-.500
680 - 699	No Adj.	-.500	-.750	-.750	-.750	-.750	-.500	-.500	-.500
660 - 679	No Adj.	-.500	-.750	-.750	-.750	-.750	-.750	-.750	-.750
640 - 659	-.500	-1.250	-2.000	-2.000	-750	-750	-750	-750	-750

(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	-.500	-.500	-.500	-.500	-.500	-.500	-.500	-.500	-.500
High LTV	0	0	0	0	0	0	0	-.500	-.500

(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
3.875%	101.346	101.216	101.096	100.956	3.000%	100.063	99.933	99.813	99.673
4.000%	101.938	101.808	101.688	101.548	3.125%	100.597	100.467	100.347	100.207
4.125%	102.398	102.268	102.148	102.008	3.250%	101.418	101.288	101.168	101.028
4.250%	102.978	102.848	102.728	102.588	3.375%	101.809	101.679	101.559	101.419
4.375%	103.536	103.406	103.286	103.146	3.500%	102.952	102.822	102.702	102.562
4.500%	104.137	104.007	103.887	103.747	3.625%	103.188	103.058	102.938	102.798
4.625%	104.508	104.378	104.258	104.118	3.750%	103.582	103.452	103.332	103.192

LP Relief "Open Access" Program

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
3.875%	101.661	101.531	101.411	101.271	3.875%	101.046	100.916	100.796	100.656
4.000%	102.227	102.097	101.977	101.837	4.000%	101.719	101.589	101.469	101.329
4.125%	102.746	102.616	102.496	102.356	4.125%	102.316	102.186	102.066	101.926
4.250%	103.471	103.341	103.221	103.081	4.250%	102.922	102.792	102.672	102.532
4.375%	103.383	103.253	103.133	102.993	4.375%	103.383	103.253	103.133	102.993
4.500%	104.452	104.322	104.202	104.062	4.500%	103.887	103.757	103.637	103.497
4.625%	104.808	104.678	104.558	104.418	4.625%	104.403	104.273	104.153	104.013
4.750%	105.190	105.060	104.940	104.800					

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.	-.250	No Adj.	No Adj.	No Adj.	No Adj.	No Adj.
720 - 739	+250	No Adj.	-.250	-.500	No Adj.	No Adj.	No Adj.	No Adj.	No Adj.
700 - 719	+250	-.500	-.750	-1.000	-.500	-.500	-.500	-.500	-.500
680 - 699	No Adj.	-.500	-1.250	-1.750	-1.000	-.750	-.750	-.750	-.750
660 - 679	No Adj.	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750	-1.750	-1.750
640 - 659	-.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250	-2.250	-2.250

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
3.250%	101.408	101.278	101.158	101.018	3.500%	102.165	102.035	101.915	101.775
3.375%	101.772	101.642	101.522	101.382	3.625%	102.554	102.424	102.304	102.164
3.500%	102.165	102.035	101.915	101.775	3.750%	103.001	102.871	102.751	102.611
3.625%	102.554	102.424	102.304	102.164	3.875%	103.466	103.336	103.216	103.076
3.750%	103.109	102.979	102.859	102.719	4.000%	103.761	103.631	103.511	103.371
3.875%	103.628	103.498	103.378	103.238	4.125%	104.145	104.015	103.895	103.755
4.000%	104.126	103.996	103.876	103.736	4.250%	104.500	104.370	104.250	104.110

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	-.500	-1.000
No Escrow	-.250	-.250	-.250	-.250	n/a	n/a	n/a

RURAL DEVELOPMENT

#300300 - 30 Year Fixed - Rural Housing					Loan Amount Adjustments		** Special Note **	
Rate	15-Day	30 Day	45 Day	60 Day	<= \$55,000	> \$55,000	5/18/16: Updated Adjusters	
3.250%	100.406	100.178	99.998	99.775	\$55,001 - \$75,000	-.750		
3.375%	100.935	100.707	100.527	100.304	\$75,001 - \$100,000	-.500		
3.500%	101.445	101.217	101.037	100.814	\$100,001 - \$150,000	No Adj.		
3.625%	101.944	101.716	101.536	101.313	\$150,001+	+.250		
3.750%	102.887	102.659	102.479	102.256	FICO Adjustments			
3.875%	103.395	103.167	102.987	102.764	FICO 640 - 659	-.625		
4.000%	103.868	103.640	103.460	103.237	FICO 660 - 679	-.250		
4.125%	104.325	104.097	103.917	103.694	FICO 680 - 699	No Adj.		
4.250%	104.923	104.695	104.515	104.292	FICO 700 - 719	+.100		
4.375%	105.532	105.304	105.124	104.901	FICO 720+	+.200		
4.500%	105.826	105.598	105.418	105.195				

Max GRH Rate = 4.500%

Extended Lock Programs

Conforming Fixed Rate Program:				FHA / VA Fixed Rate Program:			
Available on conforming fixed rate only (30 yr, 20 yr, 15 yr, 10 yr)				90 Days: .375 Upfront Fee			
60 day price minus .250 is used, plus applicable rate add on. (Plus/minus any applicable adjusters)				120 Days: .625 Upfront Fee			
Refer to chart below for Rate Add On and Refundable Upfront Fee:				150 Days: .875 Upfront Fee			
				180 Days: 1.125 Upfront Fee			
Days	Upfront Fee	Refund @ Closing	Rate Add-On	Available for FHA/VA 30 yr & 15 yr			
90	0.375%	0.00%	0.000%	Upfront fee is non-refundable/not credited & due within 5 days.			
120	0.625%	0.00%	0.000%	60 day pricing is used.			
180	1.000%	0.00%	0.125%	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)			



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Mortgage Services III, L.L.C.

Mod-Corr Rate sheet

Home Office Ph. #: 888-664-9108
Oakbrook Office Ph. #: 630-396-3553
Pricing E-Fax #: 309-807-4993
Web Site: www.msiloans.biz
Principo E-Mail: msioricina@msiloans.biz

Bloomington Office Ph. #: 888-664-9108 & Fax #: 309-664-9115 / Web Site: www.msicorr.com

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 FNMA HomeReady Program

Home Ready (DU)				
#300053 - 30 Year Fixed				
3.750%	101.074	100.944	100.824	100.684
3.875%	101.816	101.686	101.566	101.426
4.000%	102.411	102.281	102.161	102.021
4.125%	102.953	102.823	102.703	102.563
4.250%	103.460	103.330	103.210	103.070
4.375%	103.992	103.862	103.742	103.602
4.500%	104.492	104.362	104.242	104.102
4.625%	104.970	104.840	104.720	104.580

Home Ready 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 - 95.01%	95.01 - 97.00%
>= 740	0	-250	-250	-500	0	0	0	0
720 - 739	0	-250	-500	-750	0	0	0	0
700 - 719	0	-500	-1,000	-1,250	0	0	0	0
680 - 699	0	-500	-1,250	-1,500	0	0	0	0
660 - 679	0	-1,000	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500
640 - 659	-500	-1,250	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500
620 - 639	-500	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500	N/A

Other Home Ready Adjustments	
2-4 Unit Property	-1.000
Condo w/LTV 75.01 - 80.00%	-.750

Home Ready Adjustment Caps
> 80% LTV and >= 680 FICO: Cap = 0.000
> 80% LTV and < 680 FICO: Cap = 1.500
< 80% LTV: Cap = 1.500

All conforming loan amount adjustments from page 2 apply.

Lower FICO FHA/VA Programs

FHA/VA: 580 - 619 FICO				
30 Year Fixed - #300133				
Rate	15-Day	30 Day	45 Day	60 Day
4.375%	102.395	102.120	101.970	101.795
4.500%	102.689	102.414	102.264	102.089
4.625%	102.954	102.679	102.529	102.354
4.750%	103.246	102.971	102.821	102.646
4.875%	103.263	102.988	102.838	102.663
5.000%	103.693	103.418	103.268	103.093
5.125%	103.482	103.207	103.057	102.882
5.250%	103.457	103.182	103.032	102.857
5.375%	103.570	103.295	103.145	102.970
5.500%	105.319	105.044	104.894	104.719

FHA/VA w/FICO 580 - 619 Adjustments		
FICO 600 - 619	No Adj	
FICO 580 - 599		-750
VA - Purchase Only (#300333)		-250
\$50,000 - \$75,000		-1,000
\$75,001 - \$125,000		-375
\$125,001+	No Adj	

FHA Streamline w/620 Min FICO				
30 Year Fixed - #300134				
Rate	15-Day	30 Day	45 Day	60 Day
3.625%	101.447	101.197	101.072	100.922
3.750%	102.565	102.315	102.190	102.040
3.875%	102.946	102.696	102.571	102.421
4.000%	103.302	103.052	102.927	102.777
4.125%	103.633	103.383	103.258	103.108
4.250%	103.985	103.735	103.610	103.460
4.375%	104.197	103.947	103.822	103.672

FHA Streamline w/620 Min FICO Adj.	
FICO 680 - 699	+1.125
FICO 660 - 679	No Adj
FICO 640 - 659	-.250
FICO 620 - 639	-1.250

FHA Streamline w/580 Min FICO Adj.	
FICO 600 - 619	No Adj
FICO 580 - 599	-.750

FHA Streamline w/FICO 580-619				
30 Year Fixed - #300154				
Rate	15-Day	30 Day	45 Day	60 Day
4.000%	101.802	101.552	101.427	101.277
4.125%	102.133	101.883	101.758	101.608
4.250%	102.485	102.235	102.110	101.960
4.375%	102.697	102.447	102.322	102.172
4.500%	102.935	102.685	102.560	102.410
4.625%	103.122	102.872	102.747	102.597

Loan Amount Adj.	
\$50,000 - \$75,000	-1.500
\$75,001 - \$125,000	-.375
\$125,001+	No Adj

Home Possible

Home Possible (LP)				
#300036 - 30 Year Fixed				
Rate	15-Day	30 Day	45 Day	60 Day
3.875%	101.666	101.536	101.416	101.276
4.000%	102.261	102.131	102.011	101.871
4.125%	102.803	102.673	102.553	102.413
4.250%	103.471	103.341	103.221	103.081
4.375%	103.842	103.712	103.592	103.452
4.500%	104.452	104.322	104.202	104.062
4.625%	104.820	104.690	104.570	104.430
4.750%	105.303	105.173	105.053	104.913

MI Coverage		
LTV	% Coverage	
95.01 - 97%	25%	
90.01 - 95%	25%	
85.01 - 90%	25%	
80.01 - 85%	12%	

Home Possible FICO/LTV Adjustments		
LTV <= 80.00%	-1.500	
LTV > 80.00% & FICO < 680	-1.500	
LTV > 80.00% & FICO >= 680	No Adj.	

Program Features	
LP is required	
Max LTV: 97%	
Borrower income limits apply	
Loan amount adjustments from page 2 apply.	
Non-Community Sub Fin	-500

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
Pricing msipricing@msiloans.biz
Submissions causmus@msiloans.biz
Underwriting msiuw@msiloans.biz
Funding msifunding@msiloans.biz

Extension Policy

1-30 Days (Max = 30 days) -0.20/day

Re-Lock Policy

15 Day Relock: Worse Case Pricing
30 Day Relock: Worse Case Pricing
(Max of 2 relocks allowed)
(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:	Oakbrook Terrace Office:
502 N. Hershey Rd. Bloomington, IL 61704 Ph. 888-664-9108	17W662 Butterfield Rd, Suite 203 Oakbrook Terrace, IL 60181 Ph. 630-396-3553



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Mod-Corr Rate sheet

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 Oakbrook Office Ph. #: 630-396-3553
 Pricing E-Fax #: 309-807-4993
 Web Site: www.msiloans.biz
 Pricing E-Mail: msipricing@msiloans.biz

Bloomington Office Ph. #: 888-664-9108 & Fax #: 309-664-9115

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.				
4.000%	100.056	99.931	99.806	99.681	3.750%	100.203	100.078	99.953	99.828	3.000%	98.605	98.480	98.355	98.230	3.000%	98.505	98.380	98.255	98.130
4.125%	100.713	100.588	100.463	100.338	3.875%	100.774	100.649	100.524	100.399	3.125%	99.167	99.042	98.917	98.792	3.125%	99.067	98.942	98.817	98.692
4.250%	101.312	101.187	101.062	100.937	4.000%	101.383	101.258	101.133	101.008	3.250%	99.716	99.591	99.466	99.341	3.250%	99.616	99.491	99.366	99.241
4.375%	101.881	101.756	101.631	101.506	4.125%	101.625	101.500	101.375	101.250	3.375%	100.248	100.123	99.998	99.873	3.375%	100.148	100.023	99.898	99.773
4.500%	102.382	102.257	102.132	102.007	4.250%	102.206	102.081	101.956	101.831	3.500%	100.599	100.474	100.349	100.224	3.500%	100.499	100.374	100.249	100.124
4.625%	102.771	102.646	102.521	102.396	4.375%	102.746	102.621	102.496	102.371	3.625%	101.082	100.957	100.832	100.707	3.625%	100.982	100.857	100.732	100.607
4.750%	103.258	103.133	103.008	102.883	4.500%	103.247	103.122	102.997	102.872	3.750%	101.562	101.437	101.312	101.187	3.750%	101.462	101.337	101.212	101.087

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