



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	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 30 Year Fixed (DU) - #300017					FHA - High Balance 30 Year Fixed - #300117					FHA Streamline - High Balance 30 Year Fixed - #300148					VA - High Balance 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%	98.870	98.770	98.680	98.570	4.500%	101.662	101.462	101.212	101.062	3.375%	96.833	96.633	96.383	96.233	4.250%	101.099	100.899	100.649	100.499				
4.250%	99.552	99.452	99.362	99.252	4.625%	102.042	101.842	101.592	101.442	3.500%	97.319	97.119	96.869	96.719	4.375%	101.525	101.325	101.075	100.925				
4.375%	100.141	100.041	99.951	99.841	4.750%	102.146	101.946	101.696	101.546	3.625%	97.780	97.580	97.330	97.180	4.500%	101.993	101.793	101.543	101.393				
4.500%	100.581	100.481	100.391	100.281	4.875%	102.429	102.229	101.979	101.829	3.750%	98.819	98.619	98.369	98.219	4.625%	102.478	102.278	102.028	101.878				
4.625%	101.268	101.168	101.078	100.968	5.000%	102.864	102.664	102.414	102.264	3.875%	99.258	99.058	98.808	98.658	4.750%	102.698	102.498	102.248	102.098				
4.750%	101.876	101.776	101.686	101.576	5.125%	103.113	102.913	102.663	102.513	4.000%	99.502	99.302	99.052	98.902	4.875%	102.711	102.511	102.261	102.111				
5.000%																				103.198	102.998	102.748	102.598

Rate	15-Day	30 Day	45 Day	60 Day
Conventional - High Balance 15 Year Fixed (DU) - #150017				
Rate	15-Day	30 Day	45 Day	60 Day
4.000%	100.378	100.278	100.188	100.078
4.125%	101.002	100.902	100.812	100.702
4.250%	101.386	101.286	101.196	101.086
4.375%	101.848	101.748	101.658	101.548
4.500%	102.259	102.159	102.069	101.959
4.625%	102.458	102.358	102.268	102.158

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	Adjustment
\$20,000 - \$59,999	-1.750
\$60,000 - \$89,999	-1.000
\$90,000 - \$139,999	-.375
\$140,000 - \$199,999	No Adj
\$200,000 - \$299,999	+2.500
\$300,000 - \$399,999	+5.500
\$400,000 to conf non-HB limit	+5.500

Misc. Adjustments	Adjustment
Escrow Waiver	-.150
CA Escrow Waiver (ltv < 90% allowed)	-.100
(Escrow waiver fee n/a for NY properties)	
2-4 Unit	-1.000
Condo - LTV<=75.00% (> 15 yr terms)	No Adj.
Condo - LTV>75.00% (> 15 yr terms)	-.750
N/O/O: LTV <= 75.00%	-2.125
N/O/O: LTV 75.01% - 80.00%	-3.375
N/O/O: LTV 80.01% - 85.00%	-4.125
75 day lock (from 60 day price) *	-.175
90 day lock (from 60 day price) *	-.500
Fannie 97 (LTV 95.01 - 97.00%)	No Adj.

Current Index	Adjustment
Treasury	2.310%
Libor	2.737%
Week Ending	5/25

State Adjusters	Adjustment
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	+1.100
OK, PA	+1.150
TX	+2.250

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	-3.500	-3.500
600 - 619	-.500	-1.500	N/A	N/A	N/A	N/A	N/A	N/A

Applicable to all loan terms greater than 15 years.

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

High Balance	Adjustment
Cash Out Refi (in addition to agency)	-1.000
Purch, R/T Refi (in addition to agency)	-.250
LTV/CLTV <= 75% (ARM Only)	-.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.	

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.

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

LPMI Program #s	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
10 Yr LPMI - #100001								

Split MI Program #s	LTV	Upfront .50%	Upfront .75%	Upfront 1.00%	Upfront 1.25%
30 Yr Split MI - #300002	90.01 - 95.00%	.48	.42	.37	.31
25 Yr Split MI - #250002	85.01 - 90.00%	.28	.22	.15	.09
15 Yr Split MI - #150002	80.01 - 85.00%	.03	0	0	0
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)

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

FHA / VA Price Adjustments (Conf & High Balance)

Loan Amount	Adjustment
\$30,000 - 74,999	-1.000
\$75,000 - \$119,999	-.375
\$120,000 - \$199,999	No Adj.
\$200,000 - \$249,999	+2.500
\$250,000 to non-HB limit	+5.500

FICO	Adjustment
FICO 620 - 639	-1.250
FICO 640 - 659	-.500
FICO 660 - 679	-.250
FICO 720+	+2.500

Misc.
FHA Streamline (Min FICO = 660) - .250
FHA Streamline w/FICO < 660: See page 4
20 Year Term = Same as 30 yr pricing
25 Year Term = Same as 30 yr pricing
FHA Refi (Fixed Only-Non Streamline Doc) - .125
7 Day Lock (Adj to 15 day price) +.100

State Adjusters	Adjustment
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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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 -1.000				
4.500%	101.045	100.945	100.855	100.745	<=60.00%	0	-0.250	-0.250	-0.250	0	0	0	0	0
4.625%	101.729	101.629	101.539	101.429	70.00%	0	-0.250	-0.500	-0.750	0	0	0	0	0
4.750%	102.339	102.239	102.149	102.039	>= 740	0	-0.250	-0.500	-0.750	0	0	0	0	0
4.875%	102.861	102.761	102.671	102.561	720 - 739	0	-0.500	-1.000	-1.250	0	0	0	0	0
5.000%	103.343	103.243	103.153	103.043	700 - 719	0	-0.500	-1.000	-1.250	0	0	0	0	0
5.125%	103.923	103.823	103.733	103.623	680 - 699	0	-0.500	-1.250	-1.500	0	0	0	0	0
5.250%	104.489	104.389	104.299	104.189	660 - 679	0	-1.000	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500
5.375%	104.990	104.890	104.800	104.690	640 - 659	-0.500	-1.250	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500
5.500%	105.451	105.351	105.261	105.151	620 - 639	-0.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	N/A

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	No Adj					Rate	15-Day	30 Day	45 Day	60 Day	No Adj				
4.500%	101.380	101.105	100.955	100.780	FICO 580 - 599					4.500%	102.149	101.899	101.774	101.624	FICO 660 - 679				
4.625%	101.827	101.552	101.402	101.227	VA - Purchase Only (#300333)					4.625%	102.330	102.080	101.955	101.805	FICO 640 - 659				
4.750%	101.823	101.548	101.398	101.223	\$50,000 - \$75,000					4.750%	103.039	102.789	102.664	102.514	FICO 620 - 639				
4.875%	102.285	102.010	101.860	101.685	\$75,001 - \$125,000					4.875%	103.245	102.995	102.870	102.720	FHA Streamline w/580 Min FICO Adj.				
5.000%	102.639	102.364	102.214	102.039	\$125,001+					5.000%	103.406	103.156	103.031	102.881	FICO 600 - 619				
5.125%	103.056	102.781	102.631	102.456	No Adj					5.125%	103.652	103.402	103.277	103.127	FICO 580 - 599				
5.250%	102.987	102.712	102.562	102.387						5.250%	104.110	103.860	103.735	103.585	Loan Amount Adj.				
5.375%	102.745	102.470	102.320	102.145						FHA Streamline w/FICO 580-619					\$50,000 - \$75,000				
5.500%	103.082	102.807	102.657	102.482						30 Year Fixed - #300154					\$75,001 - \$125,000				
5.625%	103.305	103.030	102.880	102.705						Rate	15-Day	30 Day	45 Day	60 Day	No Adj				
										4.875%	101.745	101.495	101.370	101.220					
										5.000%	101.906	101.656	101.531	101.381					
										5.125%	102.152	101.902	101.777	101.627					
										5.250%	102.610	102.360	102.235	102.085					
										5.375%	102.820	102.570	102.445	102.295					
										5.500%	102.979	102.729	102.604	102.454					

Home Possible																			
Home Possible (LP)					MI Coverage					Home Possible FICO/LTV Adjustments					Program Features				
#300036 - 30 Year Fixed					LTV					LTV <= 80.00%					LP is required				
4.500%	100.935	100.835	100.745	100.635	95.01 - 97%					LTV > 80.00% & FICO < 680					Max LTV: 97%				
4.625%	101.579	101.479	101.389	101.279	% Coverage					LTV > 80.00% & FICO >= 680					Borrower income limits apply				
4.750%	102.189	102.089	101.999	101.889	25%										Loan amount adjustments from page 2 apply.				
4.875%	102.711	102.611	102.521	102.411	90.01 - 95%										Non-Community Sub Fin				
5.000%	103.193	103.093	103.003	102.893	85.01 - 90%														
5.125%	103.773	103.673	103.583	103.473	80.01 - 85%														
5.250%	104.339	104.239	104.149	104.039	25%														
5.375%	104.840	104.740	104.650	104.540	12%														
5.500%	105.301	105.201	105.111	105.001															
5.625%	105.711	105.611	105.521	105.411															

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)					-0.20/day				
Submissions					causmus@msiloans.biz										15 Day Relock: Worse Case Pricing				
Underwriting					msiuw@msiloans.biz										30 Day Relock: Worse Case Pricing				
Funding					msifunding@msiloans.biz										(Max of 2 relocks allowed)				
															(2nd relock can only be for 15 days and requires a closing date)				
Account Executive					Brent Wilder					Ph. 309-826-0484					MERS				
					bwilder@msiloans.biz										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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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%	100.145	100.020	99.895	99.770	4.750%	100.890	100.765	100.640	100.515	3.875%	98.535	98.410	98.285	98.160	3.750%	98.016	97.891	97.766	97.641
4.875%	100.654	100.529	100.404	100.279	4.875%	101.259	101.134	101.009	100.884	4.000%	98.855	98.730	98.605	98.480	3.875%	98.485	98.360	98.235	98.110
5.000%	101.186	101.061	100.936	100.811	5.000%	101.772	101.647	101.522	101.397	4.125%	99.377	99.252	99.127	99.002	4.000%	98.805	98.680	98.555	98.430
5.125%	101.746	101.621	101.496	101.371	5.125%	102.158	102.033	101.908	101.783	4.250%	99.604	99.479	99.354	99.229	4.125%	99.327	99.202	99.077	98.952
5.250%	102.110	101.985	101.860	101.735	5.250%	102.714	102.589	102.464	102.339	4.375%	99.931	99.806	99.681	99.556	4.250%	99.554	99.429	99.304	99.179
5.375%	102.322	102.197	102.072	101.947	5.375%	102.992	102.867	102.742	102.617	4.500%	100.079	99.954	99.829	99.704	4.375%	99.881	99.756	99.631	99.506
5.500%	102.696	102.571	102.446	102.321	5.500%	103.270	103.145	103.020	102.895						4.500%	100.029	99.904	99.779	99.654

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