



Mortgage Services III, L.L.C.

Mod-Corr Rate sheet

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<h1 style="font-size: 2em; margin: 0;">Modified-Correspondent</h1>	Market conditions are generally: (compared to previous price sheet) Unchanged to Slightly Improved!	June 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				
3.625%	100.500	100.370	100.250	100.110	3.375%	100.894	100.764	100.644	100.504	3.000%	100.907	100.797	100.677	100.537	3.000%	101.191	101.061	100.941	100.801
3.750%	101.125	100.995	100.875	100.735	3.500%	101.522	101.392	101.272	101.132	3.125%	101.394	101.284	101.164	101.024	3.125%	101.558	101.428	101.308	101.168
3.875%	101.718	101.588	101.468	101.328	3.625%	102.104	101.974	101.854	101.714	3.250%	101.984	101.874	101.754	101.614	3.250%	101.984	101.854	101.734	101.594
4.000%	102.301	102.171	102.051	101.911	3.750%	102.686	102.556	102.436	102.296	3.375%	102.457	102.347	102.227	102.087	3.375%	102.457	102.327	102.207	102.067
4.125%	102.872	102.742	102.622	102.482	3.875%	103.246	103.116	102.996	102.856	3.500%	102.910	102.800	102.680	102.540	3.500%	102.910	102.780	102.660	102.520
4.250%	103.406	103.276	103.156	103.016	4.000%	103.748	103.618	103.498	103.358	3.625%	103.329	103.219	103.099	102.959	3.625%	103.329	103.199	103.079	102.939
4.375%	103.974	103.844	103.724	103.584	4.125%	104.229	104.099	103.979	103.839	3.750%	103.742	103.632	103.512	103.372	3.750%	103.742	103.612	103.492	103.352
4.500%	104.514	104.384	104.264	104.124	4.250%	104.613	104.483	104.363	104.223	3.875%	104.159	104.049	103.929	103.789	3.875%	104.078	103.948	103.828	103.688
4.625%	105.005	104.875	104.755	104.615	4.375%	105.145	105.015	104.895	104.755	4.000%	104.379	104.269	104.149	104.009	4.000%	104.379	104.249	104.129	103.989
4.750%	105.490	105.360	105.240	105.100	4.500%	105.648	105.518	105.398	105.258	4.125%	105.021	104.911	104.791	104.651	4.125%	104.651	104.521	104.401	104.261
4.875%	105.937	105.807	105.687	105.547	4.625%	106.116	105.986	105.866	105.726	4.250%	104.958	104.848	104.728	104.588	4.250%	104.958	104.828	104.708	104.568
5.000%	106.622	106.492	106.372	106.232	4.750%	106.427	106.297	106.177	106.037	4.375%	105.268	105.158	105.038	104.898	4.375%	105.268	105.138	105.018	104.878

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%	100.412	100.262	100.132	99.962	3.125%	100.991	100.841	100.711	100.541	3.375%	100.978	100.828	100.698	100.528	3.750%	101.013	100.883	100.763	100.623
2.875%	100.764	100.614	100.484	100.314	3.250%	101.352	101.202	101.072	100.902	3.500%	101.460	101.310	101.180	101.010	3.875%	101.586	101.456	101.336	101.196
3.000%	101.114	100.964	100.834	100.664	3.375%	101.712	101.562	101.432	101.262	3.625%	101.926	101.776	101.646	101.476	4.000%	102.248	102.118	101.998	101.858
3.125%	101.467	101.317	101.187	101.017	3.500%	102.088	101.938	101.808	101.638	3.750%	102.382	102.232	102.102	101.932	4.125%	102.858	102.728	102.608	102.468
3.250%	101.793	101.643	101.513	101.343	3.625%	102.474	102.324	102.194	102.024	3.875%	102.789	102.639	102.509	102.339	4.250%	103.384	103.254	103.134	102.994
3.375%	102.109	101.959	101.829	101.659	3.750%	102.820	102.670	102.540	102.370	4.000%	103.134	102.984	102.854	102.684	4.375%	103.854	103.724	103.604	103.464
3.500%	102.403	102.253	102.123	101.953	3.875%	103.219	103.069	102.939	102.769	4.125%	103.417	103.267	103.137	102.967	4.625%	104.973	104.843	104.723	104.583
3.625%	102.667	102.517	102.387	102.217	4.000%	103.388	103.238	103.108	102.938	4.250%	103.658	103.508	103.378	103.208	4.750%	105.443	105.313	105.193	105.053
3.750%	102.924	102.774	102.644	102.474	4.125%	103.620	103.470	103.340	103.170	4.375%	103.810	103.660	103.530	103.360	4.875%	105.903	105.773	105.653	105.513
(DU Arm Products: Max LTV = 90%)														5.000%	106.312	106.182	106.062	105.922	

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 Max DTI = 45% 1-Unit Properties Only Primary Residence Only LPMI is available				
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					
3.000%	100.864	100.714	100.584	100.414	3.250%	101.102	100.952	100.822	100.652	3.500%	101.210	101.060	100.930	100.760					
3.125%	101.217	101.067	100.937	100.767	3.375%	101.462	101.312	101.182	101.012	3.625%	101.676	101.526	101.396	101.226					
3.250%	101.543	101.393	101.263	101.093	3.500%	101.954	101.804	101.674	101.504	3.750%	102.132	101.982	101.852	101.682					
3.375%	101.859	101.709	101.579	101.409	3.625%	102.386	102.236	102.106	101.936	3.875%	102.553	102.403	102.273	102.103					
3.500%	102.153	102.003	101.873	101.703	3.750%	102.819	102.669	102.539	102.369	4.000%	102.976	102.826	102.696	102.526					
3.625%	102.417	102.267	102.137	101.967	3.875%	103.219	103.069	102.939	102.769	4.125%	103.400	103.250	103.120	102.950					
3.750%	102.757	102.607	102.477	102.307	4.000%	103.138	102.988	102.858	102.688	4.250%	103.408	103.258	103.128	102.958					
3.875%	103.072	102.922	102.792	102.622	4.125%	103.370	103.220	103.090	102.920	4.375%	103.560	103.410	103.280	103.110					
4.000%	103.154	103.004	102.874	102.704	4.250%	103.475	103.325	103.195	103.025	4.500%	103.560	103.410	103.280	103.110					
(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%	101.646	101.496	101.376	101.236	3.500%	101.636	101.486	101.366	101.226	2.875%	101.784	101.634	101.514	101.374	2.875%	101.590	101.440	101.320	101.180
3.625%	101.968	101.818	101.698	101.558	3.625%	102.005	101.855	101.735	101.595	3.000%	102.218	102.068	101.948	101.808	3.000%	102.007	101.857	101.737	101.597
3.750%	102.822	102.672	102.552	102.412	3.750%	102.743	102.593	102.473	102.333	3.125%	102.730	102.580	102.460	102.320	3.125%	102.520	102.370	102.250	102.110
3.875%	103.282	103.132	103.012	102.872	3.875%	103.225	103.075	102.955	102.815	3.250%	102.906	102.756	102.636	102.496	3.250%	102.730	102.580	102.460	102.320
4.000%	103.716	103.566	103.446	103.306	4.000%	103.636	103.486	103.366	103.226	3.375%	103.413	103.263	103.143	103.003	3.375%	103.220	103.070	102.950	102.810
4.125%	103.994	103.844	103.724	103.584	4.125%	104.025	103.875	103.755	103.615	3.500%	103.786	103.636	103.516	103.376	3.500%	103.579	103.429	103.309	103.169
4.250%	104.139	103.989	103.869	103.729	4.250%	104.089	103.939	103.819	103.679	3.625%	104.160	104.010	103.890	103.750	3.625%	103.959	103.809	103.689	103.549
4.375%	104.441	104.291	104.171	104.031	4.375%	104.341	104.191	104.071	103.931	3.750%	104.069	103.919	103.799	103.659	3.750%	103.899	103.749	103.629	103.489
4.500%	104.802	104.652	104.532	104.392	4.500%	104.834	104.684	104.564	104.424	3.875%	104.476	104.326	104.206	104.066	3.875%	104.294	104.144	104.024	103.884
4.625%	105.101	104.951	104.831	104.691	4.625%	105.191	105.041	104.921	104.781	4.000%	104.798	104.648	104.528	104.388	4.000%	104.605	104.455	104.335	104.195
4.750%	105.113	104.963	104.843	104.703	4.750%	105.063	104.913	104.793	104.653	4.125%	105.236	105.086	104.966	104.826	4.125%	105.044	104.894	104.774	104.634

#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	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Caps: 1/5 Margin: 2.000				
3.500%	101.663	101.513	101.393	101.253	3.125%														



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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%	100.583	100.453	100.333	100.193	3.500%	101.184	100.984	100.734	100.584	3.375%	100.522	100.322	100.072	99.922	3.500%	101.367	101.167	100.917	100.767
3.875%	101.070	100.940	100.820	100.680	3.625%	101.485	101.285	101.035	100.885	3.500%	100.941	100.741	100.491	100.341	3.625%	101.751	101.551	101.301	101.151
4.000%	101.735	101.605	101.485	101.345	3.750%	102.163	101.963	101.713	101.563	3.625%	101.335	101.135	100.885	100.735	3.750%	102.306	102.106	101.856	101.706
4.125%	102.348	102.218	102.098	101.958	3.875%	102.583	102.383	102.133	101.983	3.750%	102.013	101.813	101.563	101.413	3.875%	102.761	102.561	102.311	102.161
4.250%	102.860	102.730	102.610	102.470	4.000%	102.942	102.742	102.492	102.342	3.875%	102.513	102.313	102.063	101.913	4.000%	103.026	102.826	102.576	102.426
4.375%	103.185	103.055	102.935	102.795	4.125%	102.975	102.775	102.525	102.375	4.000%	102.630	102.430	102.180	102.030	4.125%	103.254	103.054	102.804	102.654
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%	100.378	100.248	100.128	99.988	Min FICO = 680 (Streamline)														
3.250%	101.265	101.135	101.015	100.875															
3.375%	101.649	101.519	101.399	101.259															
3.500%	102.142	102.012	101.892	101.752															
3.625%	102.489	102.359	102.239	102.099															
3.750%	102.746	102.616	102.496	102.356															

Any applicable agency adjusters apply.

Loan Amount			Misc. Adjustments				Current Index		
\$20,000 - \$39,999	-1.500	Escrow Waiver	-250	N/O/O: LTV <= 75.00%	-2.125	Treasury	1.21%		
\$40,000 - \$69,999	-750	Escrow Waiver (Ins Only)	-125	N/O/O: LTV 75.01% - 80.00%	-3.375	Libor	1.735%		
\$70,000 - \$99,999	-500	CA Escrow Waiver (ltv < 90% allowed)	-100	75 day lock (from 60 day price) *	-175	Week Ending	6/23		
\$100,000 - \$119,999	-125	(Escrow waiver fee n/a for NY properties)		90 day lock (from 60 day price) *	-375				
\$120,000 - \$249,999	No Adj	2-4 Unit	-1,000	Fannie 97 (LTV 95.01 - 97.00%)	No Adj.				
\$250,000 - \$349,999	+250	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	+375	Condo - LTV > 75.00% (> 15 yr terms)	-750						
State Adjusters			* 75 & 90 day lock only available on conforming fixed programs: #300000, #200000, #150000, #100000						
CO, NV	-125								
AZ, NM, UT, WY	-050								
AL, CA, FL, IA, ID, IL, IN, KS, KY,	No Adj								
MI, MN, MO, MT, SD, TN,									
VA, WA, WI									
AR, GA, LA, MS, NC, NE, OH, OR,	+100								
SC									
OK, PA	+150								
TX	+250								
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)	-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 - 75.01%	75.01 - 80.01%	80.01 - 85.00%	85.00% - 90.00%	90.00% - 95.00%	95.01 - 97.00%
>= 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 - 75.01%	75.01 - 80.01%	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

Cash out adjustments are applicable to all loan terms.

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	-2.80	-3.77	-4.63	-6.09	-6.40
25 Yr LPMI - #250001	85.01 - 90.00%	-1.20	-1.70	-2.10	-2.93	-3.55	-4.84	-5.00
20 Yr LPMI - #200001	80.01 - 85.00%	-0.62	-0.75	-0.90	-1.09	-1.28	-1.76	-1.81
15 Yr LPMI - #150001	25 Yr Term	0	0	0	+20	+20	+20	0
10 Yr LPMI - #100001								

Split MI Program #'s

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	Split MI with FICO 740+			
	Upfront .50%	Upfront .75%	Upfront 1.00%	Upfront 1.25%
90.01 - 95.00%	.48	.42	.37	.31
85.01 - 90.00%	.28	.22	.15	.09
80.01 - 85.00%	.03	0	0	0

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

LTV	10-20 Yr Terms - LPMI						
	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)

	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	-0.84
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 - \$9,999	FICO 620 - 639	-1.250	* FHA cash out refi max LTV = 85%
\$60,000 - \$99,999	FICO 640 - 659	-500	* N/O/O not allowed.
\$100,000 - \$119,999	FICO 660 - 679	-250	* FHA Streamlines - SFR, O/O only
\$120,000 - \$199,999	No Adj.	+250	* #250100 - 25 Year Fixed - FHA
\$200,000 - \$249,999			* #250200 - 25 Year Fixed - VA
\$250,000 to non-HB limit			* #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



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
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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
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				
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				
3.875% 101.248 101.118 100.998 100.858					3.875% 102.318 102.188 102.068 101.928					3.250% 101.282 101.152 101.032 100.892					Escrow Waiver (80% LTV or below) -2.50				
4.000% 101.900 101.770 101.650 101.510					4.000% 102.669 102.539 102.419 102.279					3.375% 101.787 101.657 101.537 101.397					Loan amount & state adj. from page 1 apply.				
4.125% 102.464 102.334 102.214 102.074					4.125% 103.195 103.065 102.945 102.805					3.500% 102.255 102.125 102.005 101.865					(Adjustment caps do not apply to these adj)				
4.250% 102.973 102.843 102.723 102.583					4.250% 103.743 103.613 103.493 103.353					3.625% 102.674 102.544 102.424 102.284									
4.375% 103.488 103.358 103.238 103.098					4.375% 104.308 104.178 104.058 103.918					3.750% 102.961 102.831 102.711 102.571					** Special Note **				
4.500% 104.053 103.923 103.803 103.663					4.500% 104.758 104.628 104.508 104.368					3.875% 103.197 103.067 102.947 102.807					New LTV/CLTV: 105% / 110%				
4.625% 104.446 104.316 104.196 104.056					4.625% 105.043 104.913 104.793 104.653					4.000% 103.518 103.388 103.268 103.128					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 - 97.00%	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%	101.248	101.118	100.998	100.858	3.000%	100.180	100.050	99.930	99.790
4.000%	101.900	101.770	101.650	101.510	3.125%	100.706	100.576	100.456	100.316
4.125%	102.464	102.334	102.214	102.074	3.250%	101.282	101.152	101.032	100.892
4.250%	102.973	102.843	102.723	102.583	3.375%	101.787	101.657	101.537	101.397
4.375%	103.488	103.358	103.238	103.098	3.500%	102.961	102.831	102.711	102.571
4.500%	104.053	103.923	103.803	103.663	3.625%	103.197	103.067	102.947	102.807
4.625%	104.446	104.316	104.196	104.056	3.750%	103.518	103.388	103.268	103.128

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%	101.618	101.488	101.368	101.228	3.875%	101.138	101.008	100.888	100.748
4.000%	102.201	102.071	101.951	101.811	4.000%	101.780	101.650	101.530	101.390
4.125%	102.763	102.633	102.513	102.373	4.125%	102.386	102.256	102.136	101.996
4.250%	103.306	103.176	103.056	102.916	4.250%	102.956	102.826	102.706	102.566
4.375%	103.475	103.345	103.225	103.085	4.375%	103.475	103.345	103.225	103.085
4.500%	104.311	104.181	104.061	103.921	4.500%	103.881	103.751	103.631	103.491
4.625%	104.793	104.663	104.543	104.403	4.625%	104.343	104.213	104.093	103.953
4.750%	105.240	105.110	104.990	104.850	0.000%	0.730	0.730	0.730	0.730

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 - 97.01%**	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%	101.449	101.319	101.199	101.059	3.500%	102.324	102.194	102.074	101.934
3.375%	101.911	101.781	101.661	101.521	3.625%	102.764	102.634	102.514	102.374
3.500%	102.324	102.194	102.074	101.934	3.750%	103.071	102.941	102.821	102.681
3.625%	102.764	102.634	102.514	102.374	3.875%	103.228	103.098	102.978	102.838
3.750%	103.201	103.071	102.951	102.811	4.000%	103.595	103.465	103.345	103.205
3.875%	103.656	103.526	103.406	103.266	4.125%	103.909	103.779	103.659	103.519
4.000%	104.103	103.973	103.853	103.713	4.250%	104.208	104.078	103.958	103.818

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

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				
Rate	15-Day	30 Day	45 Day	60 Day
3.250%	100.658	100.430	100.250	100.027
3.375%	101.052	100.824	100.644	100.421
3.500%	101.642	101.414	101.234	101.011
3.625%	101.921	101.693	101.513	101.290
3.750%	102.751	102.523	102.343	102.120
3.875%	103.288	103.060	102.880	102.657
4.000%	103.853	103.625	103.445	103.222
4.125%	103.970	103.742	103.562	103.339
4.250%	105.070	104.842	104.662	104.439
4.375%	105.555	105.327	105.147	104.924
4.500%	105.889	105.661	105.481	105.258

Max GRH Rate = 4.500%

Loan Amount Adjustments		** Special Note **	
<= \$55,000	-1.500	5/18/16: Updated Adjusters	
\$55,001 - \$75,000	-.750		
\$75,001 - \$100,000	-.500		
\$100,001 - \$150,000	No Adj.		
\$150,001+	+2.500		
FICO Adjustments			
FICO 640 - 659	-.625		
FICO 660 - 679	-.250		
FICO 680 - 699	No Adj.		
FICO 700 - 719	+1.100		
FICO 720+	+2.200		

Extended Lock Programs

Conforming Fixed Rate Program:			
Days	Upfront Fee	Refund @ Closing	Rate Add-On
90	0.375%	0.00%	0.000%
120	0.625%	0.00%	0.000%
180	1.000%	0.00%	0.125%
270	1.000%	0.00%	0.250%
360	1.000%	0.00%	0.375%

(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.

FHA / VA Fixed Rate Program:	
90 Days:	.375 Upfront Fee
120 Days:	.625 Upfront Fee
150 Days:	.875 Upfront Fee
180 Days:	1.125 Upfront Fee

Available for FHA/VA 30 yr & 15 yr
 Upfront fee is non-refundable/not credited & due within 5 days.
 60 day pricing is used.
 Indicate desired lock period in comments when locking online.
 FHA: All lock periods are available
 VA: Only available for 90 or 120 days (N/A for 150 & 180 days)



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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)				
#300053 - 30 Year Fixed				
3.750%	100.993	100.863	100.743	100.603
3.875%	101.562	101.432	101.312	101.172
4.000%	102.134	102.004	101.884	101.744
4.125%	102.744	102.614	102.494	102.354
4.250%	103.289	103.159	103.039	102.899
4.375%	103.786	103.656	103.536	103.396
4.500%	104.318	104.188	104.068	103.928
4.625%	104.859	104.729	104.609	104.469

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% -0.750

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
3.875%	101.104	100.829	100.679	100.504
4.000%	101.529	101.254	101.104	100.929
4.125%	101.615	101.340	101.190	101.015
4.250%	101.889	101.614	101.464	101.289
4.375%	102.236	101.961	101.811	101.636
4.500%	102.506	102.231	102.081	101.906
4.625%	102.512	102.237	102.087	101.912
4.750%	102.862	102.587	102.437	102.262
4.875%	102.758	102.483	102.333	102.158
5.000%	103.636	103.361	103.211	103.036

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	-500
\$125,001 - \$140,000	-250
\$140,001+	No Adj

FHA Streamline w/620 Min FICO				
30 Year Fixed - #300134				
Rate	15-Day	30 Day	45 Day	60 Day
3.625%	101.510	101.260	101.135	100.985
3.750%	102.396	102.146	102.021	101.871
3.875%	102.752	102.502	102.377	102.227
4.000%	103.083	102.833	102.708	102.558
4.125%	103.415	103.165	103.040	102.890
4.250%	103.691	103.441	103.316	103.166
4.375%	103.903	103.653	103.528	103.378

FHA Streamline w/620 Min FICO Adj.	
FICO 680 - 699	+1.125
FICO 660 - 679	No Adj
FICO 640 - 659	-0.250
FICO 620 - 639	-1.250

FHA Streamline w/FICO 580-619				
30 Year Fixed - #300154				
Rate	15-Day	30 Day	45 Day	60 Day
4.000%	101.583	101.333	101.208	101.058
4.125%	101.915	101.665	101.540	101.390
4.250%	102.191	101.941	101.816	101.666
4.375%	102.403	102.153	102.028	101.878
4.500%	102.641	102.391	102.266	102.116
4.625%	102.828	102.578	102.453	102.303

FHA Streamline w/580 Min FICO Adj.	
FICO 600 - 619	No Adj
FICO 580 - 599	-0.750

Home Possible (LP)				
#300036 - 30 Year Fixed				
Rate	15-Day	30 Day	45 Day	60 Day
3.875%	101.678	101.548	101.428	101.288
4.000%	102.261	102.131	102.011	101.871
4.125%	102.823	102.693	102.573	102.433
4.250%	103.366	103.236	103.116	102.976
4.375%	103.786	103.656	103.536	103.396
4.500%	104.371	104.241	104.121	103.981
4.625%	104.853	104.723	104.603	104.463
4.750%	105.378	105.248	105.128	104.988

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	-0.500

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	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:	Oakbrook Terrace Office:
Corporate 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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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%	100.439	100.314	100.189	100.064	3.750%	101.101	100.976	100.851	100.726	3.000%	99.321	99.196	99.071	98.946	3.000%	98.821	98.696	98.571	98.446
4.125%	100.998	100.873	100.748	100.623	3.875%	101.680	101.555	101.430	101.305	3.125%	99.892	99.767	99.642	99.517	3.125%	99.392	99.267	99.142	99.017
4.250%	101.604	101.479	101.354	101.229	4.000%	102.227	102.102	101.977	101.852	3.250%	100.449	100.324	100.199	100.074	3.250%	99.949	99.824	99.699	99.574
4.375%	102.175	102.050	101.925	101.800	4.125%	102.278	102.153	102.028	101.903	3.375%	100.982	100.857	100.732	100.607	3.375%	100.482	100.357	100.232	100.107
4.500%	102.687	102.562	102.437	102.312	4.250%	102.867	102.742	102.617	102.492	3.500%	101.369	101.244	101.119	100.994	3.500%	100.869	100.744	100.619	100.494
4.625%	103.127	103.002	102.877	102.752	4.375%	103.420	103.295	103.170	103.045	3.625%	101.852	101.727	101.602	101.477	3.625%	101.352	101.227	101.102	100.977
4.750%	103.619	103.494	103.369	103.244	4.500%	103.937	103.812	103.687	103.562	3.750%	102.341	102.216	102.091	101.966	3.750%	101.841	101.716	101.591	101.466

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