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

Modified-Correspondent

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

March 19, 2018
Rate Sheet Updated as of: 9:40 AM

CONFORMING -- FIXED RATE PROGRAMS

#300000 - 30 Year Fixed

Rate	15-Day	30 Day	45 Day	60 Day
4.000%	98.971	98.861	98.751	98.641
4.125%	99.522	99.412	99.302	99.192
4.250%	100.502	100.392	100.282	100.172
4.375%	101.028	100.918	100.808	100.698
4.500%	101.572	101.462	101.352	101.242
4.625%	102.083	101.973	101.863	101.753
4.750%	102.644	102.534	102.424	102.314
4.875%	103.215	103.105	102.995	102.885
5.000%	103.767	103.657	103.547	103.437
5.125%	104.456	104.346	104.236	104.126
5.250%	105.064	104.954	104.844	104.734
5.375%	105.574	105.464	105.354	105.244

#200000 - 20 Year Fixed

Rate	15-Day	30 Day	45 Day	60 Day
3.875%	99.557	99.447	99.337	99.227
4.000%	100.139	100.029	99.919	99.809
4.125%	100.614	100.504	100.394	100.284
4.250%	101.573	101.463	101.353	101.243
4.375%	101.973	101.863	101.753	101.643
4.500%	102.504	102.394	102.284	102.174
4.625%	102.944	102.834	102.724	102.614
4.750%	103.416	103.306	103.196	103.086
4.875%	103.967	103.857	103.747	103.637
5.000%	104.385	104.275	104.165	104.055
5.125%	104.870	104.760	104.650	104.540
5.250%	105.135	105.025	104.915	104.805

#150000 - 15 Year Fixed

Rate	15-Day	30 Day	45 Day	60 Day
3.375%	98.676	98.566	98.456	98.346
3.500%	99.117	99.007	98.897	98.787
3.625%	99.623	99.513	99.403	99.293
3.750%	100.264	100.154	100.044	99.934
3.875%	100.769	100.659	100.549	100.439
4.000%	101.240	101.130	101.020	100.910
4.125%	101.673	101.563	101.453	101.343
4.250%	102.216	102.106	101.996	101.886
4.375%	102.685	102.575	102.465	102.355
4.500%	103.093	102.983	102.873	102.763
4.625%	103.491	103.381	103.271	103.161
4.750%	103.445	103.335	103.225	103.115

#100000 - 10 Year Fixed

Rate	15-Day	30 Day	45 Day	60 Day
3.375%	99.324	99.214	99.104	98.994
3.500%	99.680	99.570	99.460	99.350
3.625%	100.109	99.999	99.889	99.779
3.750%	100.722	100.612	100.502	100.392
3.875%	101.083	100.973	100.863	100.753
4.000%	101.470	101.360	101.250	101.140
4.125%	101.831	101.721	101.611	101.501
4.250%	102.270	102.160	102.050	101.940
4.375%	102.693	102.583	102.473	102.363
4.500%	103.083	102.973	102.863	102.753
4.625%	103.433	103.323	103.213	103.103
4.750%	103.695	103.585	103.475	103.365

FANNIE MAE (DU) -- CONFORMING ARM PROGRAMS

#510011 (DU) - 5/1 Arm

Caps: 2/2/5 Margin: 2.250 Index: Libor

Rate	15-Day	30 Day	45 Day	60 Day
3.625%	100.299	100.179	100.059	99.889
3.750%	100.706	100.586	100.466	100.296
3.875%	101.108	100.988	100.868	100.698
4.000%	101.208	101.088	100.968	100.798
4.125%	101.481	101.361	101.241	101.071
4.250%	101.797	101.677	101.557	101.387
4.375%	102.114	101.994	101.874	101.704
4.500%	102.438	102.318	102.198	102.028
4.625%	102.609	102.489	102.369	102.199

#710011 (DU) - 7/1 Arm

Caps: 5/2/5 Margin: 2.250 Index: Libor

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	100.753	100.633	100.513	100.343
3.875%	101.241	101.121	101.001	100.831
4.000%	101.271	101.151	101.031	100.861
4.125%	101.414	101.294	101.174	101.004
4.250%	101.728	101.608	101.488	101.318
4.375%	102.038	101.918	101.798	101.628
4.500%	102.334	102.214	102.094	101.924
4.625%	102.745	102.625	102.505	102.335
4.750%	103.135	103.015	102.895	102.725

#910011 (DU) - 10/1 Arm

Caps: 5/2/5 Margin: 2.250 Index: Libor

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	100.341	100.221	100.101	99.931
3.875%	100.930	100.810	100.690	100.520
4.000%	101.037	100.917	100.797	100.627
4.125%	101.149	101.029	100.909	100.739
4.250%	101.547	101.427	101.307	101.137
4.375%	101.957	101.837	101.717	101.547
4.500%	102.349	102.229	102.109	101.939
4.625%	102.685	102.565	102.445	102.275
4.750%	102.975	102.855	102.735	102.565

(DU Arm Products: Max LTV = 90%)

100% GIFT PROGRAM

#300009 - 30 Year Fixed

Rate	15-Day	30 Day	45 Day	60 Day
4.250%	100.502	100.392	100.282	100.172
4.375%	101.028	100.918	100.808	100.698
4.500%	101.572	101.462	101.352	101.242
4.625%	102.083	101.973	101.863	101.753
4.750%	102.644	102.534	102.424	102.314
4.875%	103.215	103.105	102.995	102.885
5.000%	103.767	103.657	103.547	103.437
5.125%	104.456	104.346	104.236	104.126
5.250%	105.064	104.954	104.844	104.734
5.375%	105.574	105.464	105.354	105.244
5.500%	105.882	105.772	105.662	105.552

100% Gift Parameters

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

FREDDIE MAC (LP) -- CONFORMING ARM PROGRAMS

#510012 (LP) - 5/1 Arm

Caps: 2/2/5 Margin: 2.250 Index: Libor

Rate	15-Day	30 Day	45 Day	60 Day
3.625%	100.107	99.987	99.867	99.697
3.750%	100.706	100.586	100.466	100.296
3.875%	101.108	100.988	100.868	100.698
4.000%	101.208	101.088	100.968	100.798
4.125%	101.307	101.187	101.067	100.897
4.250%	101.547	101.427	101.307	101.137
4.375%	101.899	101.779	101.659	101.489
4.500%	102.270	102.150	102.030	101.860
4.625%	102.609	102.489	102.369	102.199

#710012 (LP) - 7/1 Arm

Caps: 5/2/5 Margin: 2.250 Index: Libor

Rate	15-Day	30 Day	45 Day	60 Day
3.625%	99.944	99.824	99.704	99.534
3.750%	100.753	100.633	100.513	100.343
3.875%	101.241	101.121	101.001	100.831
4.000%	101.271	101.151	101.031	100.861
4.125%	101.306	101.186	101.066	100.896
4.250%	101.478	101.358	101.238	101.068
4.375%	101.899	101.779	101.659	101.489
4.500%	102.323	102.203	102.083	101.913
4.625%	102.745	102.625	102.505	102.335

#910012 (LP) - 10/1 Arm

Caps: 5/2/5 Margin: 2.250 Index: Libor

Rate	15-Day	30 Day	45 Day	60 Day
3.625%	99.434	99.314	99.194	99.024
3.750%	100.341	100.221	100.101	99.931
3.875%	100.930	100.810	100.690	100.520
4.000%	101.037	100.917	100.797	100.627
4.125%	101.115	100.995	100.875	100.705
4.250%	101.297	101.177	101.057	100.887
4.375%	101.707	101.587	101.467	101.297
4.500%	102.099	101.979	101.859	101.689
4.625%	102.435	102.315	102.195	102.025

(LP Arm Products: Max LTV = 95%)

FHA / VA PROGRAMS

#300100 / #300113 - 30 Yr Fixed - FHA/Stream

Rate	15-Day	30 Day	45 Day	60 Day
4.250%	101.423	101.273	101.153	101.013
4.375%	101.921	101.771	101.651	101.511
4.500%	102.375	102.225	102.105	101.965
4.625%	102.759	102.609	102.489	102.349
4.750%	103.550	103.400	103.280	103.140
4.875%	103.928	103.778	103.658	103.518
5.000%	104.261	104.111	103.991	103.851
5.125%	103.629	103.479	103.359	103.219
5.250%	105.185	105.035	104.915	104.775
5.375%	104.801	104.651	104.531	104.391
5.500%	104.657	104.507	104.387	104.247

#300200 / #300214 - 30 Yr Fixed - VA/IRRRL

Rate	15-Day	30 Day	45 Day	60 Day
4.000%	100.620	100.470	100.350	100.210
4.125%	100.984	100.834	100.714	100.574
4.250%	101.795	101.645	101.525	101.385
4.375%	102.276	102.126	102.006	101.866
4.500%	102.754	102.604	102.484	102.344
4.625%	103.058	102.908	102.788	102.648
4.750%	103.740	103.590	103.470	103.330
4.875%	104.027	103.877	103.757	103.617
5.000%	104.274	104.124	104.004	103.864
5.125%	103.990	103.840	103.720	103.580
5.250%	105.366	105.216	105.096	104.956

#150100 / #150113 - 15 Yr Fixed - FHA/Stream

Rate	15-Day	30 Day	45 Day	60 Day
3.500%	101.003	100.853	100.733	100.593
3.625%	101.547	101.397	101.277	101.137
3.750%	102.110	101.960	101.840	101.700
3.875%	199.655	199.505	199.385	199.245
4.000%	200.156	200.006	199.886	199.746
4.125%	200.644	200.494	200.374	200.234
4.250%	201.128	200.978	200.858	200.718
4.375%	201.614	201.464	201.344	201.204
4.500%	202.085	201.935	201.815	201.675
4.625%	202.542	202.392	202.272	202.132
4.750%	202.406	202.256	202.136	201.996

#150200 - 15 Year Fixed - VA

Rate	15-Day	30 Day	45 Day	60 Day
3.500%	100.950	100.800	100.680	100.540
3.625%	101.494	101.344	101.224	101.084
3.750%	102.087	101.937	101.817	101.677
3.875%	102.637	102.487	102.367	102.227
4.000%	103.090	102.940	102.820	102.680
4.125%	103.583	103.433	103.313	103.173
4.250%	103.326	103.176	103.056	102.916
4.375%	102.633	102.483	102.363	102.223
4.500%	102.895	102.745	102.625	102.485
4.625%	103.280	103.130	103.010	102.870
4.750%	103.426	103.276	103.156	103.016

#300216 - VA 30 Yr Cash Out to 100%

Rate	15-Day	30 Day	45 Day	60 Day
4.250%	101.718	101.568	101.448	101.308
4.375%	102.157	102.007	101.887	101.747
4.500%	102.518	102.368	102.248	102.108
4.625%	102.782	102.632	102.512	102.372
4.750%	103.762	103.612	103.492	103.352
4.875%	104.049	103.899	103.779	103.639
5.000%	104.296	104.146	104.026	103.886
5.125%	103.735	103.585	103.465	103.325

#150216 - VA 15 Yr Cash Out to 100%

Rate	15-Day	30 Day	45 Day	60 Day
3.625%	100.842	100.692	100.572	100.432
3.750%	101.764	101.614	101.494	101.354
3.875%	102.128	101.978	101.858	101.718
4.000%	102.531	102.381	102.261	102.121
4.125%	102.941	102.791	102.671	102.531
4.250%	103.326	103.176	103.056	102.916
4.375%	102.633	102.483	102.363	102.223
4.500%	102.895	102.745	102.625	102.485

#300215 - 30 Yr VA IRRRL w/No Appraisal

Rate	15-Day	30 Day	45 Day	60 Day
4.000%	100.495	100.345	100.225	100.085
4.125%	100.939	100.789	100.669	100.529
4.250%	101.450	101.300	101.180	101.040
4.375%	101.889	101.739	101.619	101.479
4.500%	102.289	102.139	102.019	101.879
4.625%	102.685	102.535	102.415	102.275
4.750%	102.771	102.621	102.501	102.361
4.875%	102.944	102.794	102.674	102.534

#510100 - 5/1 FHA Arm - *Treasury*

Caps: 1/5 Margin: 2.000

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	100.956	100.806	100.656	100.456
3.875%	101.270	101.120	100.970	100.770
4.000%	101.770	101.620	101.470	101.270
4.125%	101.737	101.587	101.437	101.237

#510200 - 5/1 VA Arm - *Treasury*

Caps: 1/5 Margin: 2.000

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	100.682	100.532	100.382	100.182
3.875%	100.938	100.788	100.638	100.438
4.000%	101.707	101.557	101.407	101.207
4.125%	101.312	101.162	101.012	100.812

Expiration Dates

15 Day	4/3/18
30 Day	4/18/18
45 Day	5/3/18
60 Day	5/18/18
90 Day	6/18/18

Price Caps

30/25 Yr FHA/VA Programs = 105.000
All Other FHA/VA Programs = 105.000

VA Program Notes

VA IRRRL w/No Appraisal is Not Available on 15 Yr
The MSI admin fee is NOT charged on the VA programs

UW Turn Times:

Working date file moved from
Review to UW:

Conv:	Gov't	USDA
3/15	3/15	3/15

Conditions: 3/15
Updated: 3/16

For program/pricing on 5-10 financed properties, see online pricing system (OB).
75 & 90 day locks now available on the conforming fixed products!

Mortgage Services III, L.L.C. is a wholly owned subsidiary of First State Bank
This rate sheet is intended for Mortgage Professionals only.
Max price paid is 105.000 unless otherwise noted.

Mortgage Services III, L.L.C.

Mod-Corr Rate sheet

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High Balance Programs

Conventional - High Balance
30 Year Fixed (DU) - #300017

Rate	15-Day	30 Day	45 Day	60 Day
4.125%	99.065	98.955	98.845	98.735
4.250%	99.718	99.608	99.498	99.388
4.375%	100.267	100.157	100.047	99.937
4.500%	101.076	100.966	100.856	100.746
4.625%	101.770	101.660	101.550	101.440
4.750%	102.354	102.244	102.134	102.024

Conventional - High Balance
15 Year Fixed (DU) - #150017

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	99.877	99.767	99.657	99.547
3.875%	100.357	100.247	100.137	100.027
4.000%	100.879	100.769	100.659	100.549
4.125%	101.374	101.264	101.154	101.044
4.250%	101.917	101.807	101.697	101.587
4.375%	102.386	102.276	102.166	102.056

FHA - High Balance
30 Year Fixed - #300117

Rate	15-Day	30 Day	45 Day	60 Day
4.000%	100.550	100.350	100.100	99.950
4.125%	100.948	100.748	100.498	100.348
4.250%	101.493	101.293	101.043	100.893
4.375%	101.924	101.724	101.474	101.324
4.500%	102.318	102.118	101.868	101.718
4.625%	102.686	102.486	102.236	102.086

FHA Streamline - High Balance
30 Year Fixed - #300148

Rate	15-Day	30 Day	45 Day	60 Day
3.375%	97.156	96.956	96.706	96.556
3.500%	97.642	97.442	97.192	97.042
3.625%	98.103	97.903	97.653	97.503
3.750%	99.592	99.392	99.142	98.992
3.875%	100.031	99.831	99.581	99.431
4.000%	100.400	100.200	99.950	99.800

VA - High Balance
30 Year Fixed - #300217

Rate	15-Day	30 Day	45 Day	60 Day
4.000%	100.461	100.261	100.011	99.861
4.125%	100.958	100.758	100.508	100.358
4.250%	101.706	101.506	101.256	101.106
4.375%	102.062	101.862	101.612	101.462
4.500%	102.503	102.303	102.053	101.903
4.625%	102.898	102.698	102.448	102.298
4.750%	103.176	102.976	102.726	102.576

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

$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	+.250
$300,000 - $399,999	+.500
$400,000 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

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.

Misc. Adjustments

Escrow Waiver	-.150
Escrow Waiver (Ins Only)	-.125
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
7 Day Lock (Adj to 15 day price)	+.100
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.

See online (OB) for pricing on 5-10 financed properties
* 75 & 90 day lock only available on conforming fixed programs: #300000, #200000, #150000, #100000

Current Index

Treasury	2.050%
Libor	2.615%
Week Ending	3/16

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

Applicable to all loan terms greater than 15 years.

Secondary Financing

LTV	CLTV	FICO < 720	FICO >= 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

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

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.

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

LPMI Program #'s
30 Yr LPMI - #300001
25 Yr LPMI - #250001
20 Yr LPMI - #200001
15 Yr LPMI - #150001
10 Yr LPMI - #100001

25-30 Yr Terms - LPMI

LTV	760+	740-759	720-739	700-719	680-699	660-679	640-659
90.01 - 95.00%	-1.60	-2.25	-2.75	-3.21	-3.94	-5.16	-6.40
85.01 - 90.00%	-1.20	-1.70	-2.10	-2.49	-3.01	-4.06	-5.00
80.01 - 85.00%	-0.62	-0.75	-0.90	-0.97	-1.13	-1.52	-1.81
25 Yr Term	0	0	0	0	0	0	0

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

Split MIProgram #'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

Split MI with FICO 740+

LTV	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)

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

$30,000 - 74,999	-1.000
$75,000 - $119,999	-.375
$120,000 - $199,999	No Adj.
$200,000 - $249,999	+.250
$250,000 to non-HB limit	+.500

FICO

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

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

Gov't Program Features

* FHA cash out refi max LTV = 85%
* N/O/O not allowed.
* FHA Streamlines - SFR, O/O only
* #250100 - 25 Year Fixed - FHA
* #250200 - 25 Year Fixed - VA
* #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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Mortgage Services III, L.L.C.

Mod-Corr Rate sheet

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Home Office Ph. #: 888-664-9108
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Pricing E-Fax #: 309-807-4993
Web Site: www.msiloans.biz
Pricing E-Mail: msipricing@msiloans.biz

DU Refi Plus Program

DU Refi Plus Program — 30 Year Fixed - #300003

Rate	15-Day	30 Day	45 Day	60 Day
4.250%	100.240	100.130	100.020	99.910
4.375%	100.765	100.655	100.545	100.435
4.500%	101.309	101.199	101.089	100.979
4.625%	101.773	101.663	101.553	101.443
4.750%	102.336	102.226	102.116	102.006
4.875%	102.864	102.754	102.644	102.534
5.000%	103.279	103.169	103.059	102.949

DU Refi Plus Program — 20 Year Fixed - #200003

Rate	15-Day	30 Day	45 Day	60 Day
4.000%	99.784	99.674	99.564	99.454
4.125%	100.468	100.358	100.248	100.138
4.250%	101.375	101.265	101.155	101.045
4.375%	101.790	101.680	101.570	101.460
4.500%	102.327	102.217	102.107	101.997
4.625%	102.736	102.626	102.516	102.406
4.750%	103.146	103.036	102.926	102.816

DU Refi Plus Program — 15 Year Fixed - #150003

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	99.850	99.740	99.630	99.520
3.875%	100.317	100.207	100.097	99.987
4.000%	101.054	100.944	100.834	100.724
4.125%	101.421	101.311	101.201	101.091
4.250%	101.756	101.646	101.536	101.426
4.375%	102.135	102.025	101.915	101.805
4.500%	102.543	102.433	102.323	102.213

"Un-Capped" Price Adjustments

FICO 680 - 739 (all loans)	-.125
FICO 640 - 679 (all loans)	-.250
Escrow Waiver (80% LTV or below)	-.250

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

FICO	20 & 30 Year Terms <=60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	30 Year Terms Only 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	-.750	-.500	-.500
660 - 679	No Adj.	-1.000	-1.500	-1.750	-.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)

FICO	(Applies to all DU Refi Plus programs) <=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

Term > 20 Years and LTV > 80%	.750
Term <= 20 Years and LTV > 80%	0
All Terms with LTV <= 80%	2.000
2nd Homes, all LTV's & Terms	2.000

"Capped" Price Adjustments

CLTV of 75.01 - 90%	-.625
CLTV of 90.01 - 95%	-.875
CLTV of 95.01 - 110%	-1.875
Condo w/LTV > 75% (terms > 15 yrs)	-.750
15 & 20 Year Terms with LTV > 80%	No Adj

DU Refi Plus w/MI — 30 Year Fixed - #300004

Rate	15-Day	30 Day	45 Day	60 Day
4.125%	99.263	99.153	99.043	98.933
4.250%	100.240	100.130	100.020	99.910
4.375%	100.765	100.655	100.545	100.435
4.500%	101.309	101.199	101.089	100.979
4.625%	101.773	101.663	101.553	101.443
4.750%	102.336	102.226	102.116	102.006
4.875%	102.864	102.754	102.644	102.534

DU Refi Plus w/MI — 15 Year Fixed - #150004

Rate	15-Day	30 Day	45 Day	60 Day
3.250%	97.990	97.880	97.770	97.660
3.375%	98.334	98.224	98.114	98.004
3.500%	98.863	98.753	98.643	98.533
3.625%	99.367	99.257	99.147	99.037
3.750%	99.850	99.740	99.630	99.520
3.875%	100.317	100.207	100.097	99.987
4.000%	101.054	100.944	100.834	100.724

LP Relief "Open Access" Program

LP Relief Program — 30 Year Fixed - #300007

Rate	15-Day	30 Day	45 Day	60 Day
4.250%	100.356	100.246	100.136	100.026
4.375%	100.897	100.787	100.677	100.567
4.500%	101.401	101.291	101.181	101.071
4.625%	101.849	101.739	101.629	101.519
4.750%	102.567	102.457	102.347	102.237
4.875%	103.049	102.939	102.829	102.719
5.000%	103.447	103.337	103.227	103.117
5.125%	103.983	103.873	103.763	103.653

LP Relief w/MI — 30 Year Fixed - #300008

Rate	15-Day	30 Day	45 Day	60 Day
4.250%	99.909	99.799	99.689	99.579
4.375%	100.483	100.373	100.263	100.153
4.500%	101.102	100.992	100.882	100.772
4.625%	101.731	101.621	101.511	101.401
4.750%	102.328	102.218	102.108	101.998
4.875%	102.823	102.713	102.603	102.493
5.000%	103.447	103.337	103.227	103.117

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 - 95.00%	95.01 - 97.00%**	97.01 - 105%**
>= 740	+.250	No Adj.	No Adj.	-.250	No Adj.	No Adj.	No Adj.	No Adj.
720 - 739	+.250	No Adj.	-.250	-.500	No Adj.	No Adj.	No Adj.	No Adj.
700 - 719	+.250	-.500	-.750	-1.000	-.500	-.500	-.500	-.500
680 - 699	No Adj.	-.500	-1.250	-1.750	-1.000	-.750	-.750	-.750
660 - 679	No Adj.	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750	-1.750
640 - 659	-.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250	-2.250

LP Relief Program — 15 Year Fixed - #150007

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	99.879	99.769	99.659	99.549
3.875%	100.402	100.292	100.182	100.072
4.000%	101.038	100.928	100.818	100.708
4.125%	101.520	101.410	101.300	101.190
4.250%	102.036	101.926	101.816	101.706
4.375%	102.462	102.352	102.242	102.132
4.500%	102.478	102.368	102.258	102.148

LP Relief w/MI — 15 Year Fixed - #150008

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	99.879	99.769	99.659	99.549
3.875%	100.402	100.292	100.182	100.072
4.000%	101.038	100.928	100.818	100.708
4.125%	101.520	101.410	101.300	101.190
4.250%	102.036	101.926	101.816	101.706
4.375%	102.462	102.352	102.242	102.132
4.500%	102.478	102.368	102.258	102.148

Applies to both 30 Yr & 15 Yr Programs:

2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
** **High LTV**	0	0	0	0	0	0	-.500	-1.000
No Escrow	-.250	-.250	-.250	-.250	n/a	n/a	n/a	n/a

New Adjustment Caps

30 Yr Fixed w/LTV > 80%	.750
30 Yr Fixed w/LTV <= 80%	2.000
15 Yr Fixed w/LTV > 80%	0
15 Yr Fixed w/LTV <= 80%	2.000

Subordinate Financing

CLTV of 75.01 - 90%	-.750
CLTV of 90.01 - 95%	-1.000
CLTV of 95.01 - 110%	-1.500

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
4.000%	202.309	202.081	201.901	201.678
4.125%	204.652	204.424	204.244	204.021
4.250%	101.285	101.057	100.877	100.654
4.375%	101.783	101.555	101.375	101.152
4.500%	102.267	102.039	101.859	101.636
4.625%	102.732	102.504	102.324	102.101
4.750%	103.231	103.003	102.823	102.600
4.875%	103.731	103.503	103.323	103.100
5.000%	104.197	103.969	103.789	103.566
5.125%	103.717	103.489	103.309	103.086
5.250%	104.933	104.705	104.525	104.302

Max GRH Rate = 5.250%

Loan Amount Adjustments

<= $55,000	-1.500
$55,001 - $75,000	-.750
$75,001 - $100,000	-.500
$100,001 - $150,000	No Adj.
$150,001+	+.250

FICO Adjustments

FICO 640 - 659	-.625
FICO 660 - 679	-.250
FICO 680 - 699	No Adj.
FICO 700 - 719	+.100
FICO 720+	+.200

**** Special Note ****

5/18/16: Updated Adjusters

Extended Lock Programs

Conforming Fixed Rate Program:

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:

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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Conforming FNMA HomeReady Program

Home Ready (DU)

#300053 - 30 Year Fixed

Rate	15-Day	30 Day	45 Day	60 Day
4.125%	99.475	99.365	99.255	99.145
4.250%	100.294	100.184	100.074	99.964
4.375%	100.891	100.781	100.671	100.561
4.500%	101.605	101.495	101.385	101.275
4.625%	102.011	101.901	101.791	101.681
4.750%	102.477	102.367	102.257	102.147
4.875%	102.997	102.887	102.777	102.667
5.000%	103.578	103.468	103.358	103.248
5.125%	104.013	103.903	103.793	103.683

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 - 95.00%	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
4.500%	101.240	100.965	100.815	100.640
4.625%	101.594	101.319	101.169	100.994
4.750%	101.511	101.236	101.086	100.911
4.875%	101.952	101.677	101.527	101.352
5.000%	102.349	102.074	101.924	101.749
5.125%	102.139	101.864	101.714	101.539
5.250%	102.267	101.992	101.842	101.667
5.375%	102.434	102.159	102.009	101.834
5.500%	102.816	102.541	102.391	102.216
5.625%	103.035	102.760	102.610	102.435

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
4.500%	102.089	101.839	101.714	101.564
4.625%	102.408	102.158	102.033	101.883
4.750%	102.748	102.498	102.373	102.223
4.875%	103.073	102.823	102.698	102.548
5.000%	103.428	103.178	103.053	102.903
5.125%	103.703	103.453	103.328	103.178
5.250%	103.608	103.358	103.233	103.083

FHA Streamline w/FICO 580-619

30 Year Fixed - #300154

Rate	15-Day	30 Day	45 Day	60 Day
4.875%	101.573	101.323	101.198	101.048
5.000%	101.928	101.678	101.553	101.403
5.125%	102.203	101.953	101.828	101.678
5.250%	102.108	101.858	101.733	101.583
5.375%	102.370	102.120	101.995	101.845
5.500%	102.483	102.233	102.108	101.958

FHA Streamline w/620 Min FICO Adj.

FICO 680 - 699	+.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

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
4.250%	100.356	100.246	100.136	100.026
4.375%	100.897	100.787	100.677	100.567
4.500%	101.401	101.291	101.181	101.071
4.625%	101.849	101.739	101.629	101.519
4.750%	102.567	102.457	102.347	102.237
4.875%	103.049	102.939	102.829	102.719
5.000%	103.503	103.393	103.283	103.173
5.125%	104.039	103.929	103.819	103.709
5.250%	104.671	104.561	104.451	104.341
5.375%	105.426	105.316	105.206	105.096

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

Account Executive
Brent Wilder — bwilder@msiloans.biz — Ph. 309-826-0484

Extension Policy

1-30 Days (Max = 30 days)	-.020/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)

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

Mortgage Services III, L.L.C. is a wholly owned subsidiary of First State Bank
This rate sheet is intended for Mortgage Professionals only.
Max price paid is 105.000 unless otherwise noted.

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
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Medical Doctor Program

#300062 - 30 Year Fixed - Med Dr.

Rate	15-Day	30 Day	45 Day	60 Day
4.375%	98.747	98.622	98.497	98.372
4.500%	99.279	99.154	99.029	98.904
4.625%	99.742	99.617	99.492	99.367
4.750%	100.290	100.165	100.040	99.915
4.875%	100.809	100.684	100.559	100.434
5.000%	101.308	101.183	101.058	100.933
5.125%	101.765	101.640	101.515	101.390

#200062 - 20 Year Fixed - Med Dr.

Rate	15-Day	30 Day	45 Day	60 Day
4.375%	96.949	99.818	99.693	99.568
4.500%	97.586	100.134	100.009	99.884
4.625%	98.196	100.567	100.442	100.317
4.750%	98.796	101.172	101.047	100.922
4.875%	99.405	101.755	101.630	101.505
5.000%	99.943	102.313	102.188	102.063
5.125%	100.259	102.302	102.177	102.052

#150062 - 15 Year Fixed - Med Dr.

Rate	15-Day	30 Day	45 Day	60 Day
3.875%	98.777	98.652	98.527	98.402
4.000%	99.192	99.067	98.942	98.817
4.125%	99.696	99.571	99.446	99.321
4.250%	100.072	99.947	99.822	99.697
4.375%	100.448	100.323	100.198	100.073
4.500%	100.186	100.061	99.936	99.811

#100062 - 10 Year Fixed - Med Dr.

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	98.237	98.112	97.987	97.862
3.875%	98.727	98.602	98.477	98.352
4.000%	99.142	99.017	98.892	98.767
4.125%	99.646	99.521	99.396	99.271
4.250%	100.022	99.897	99.772	99.647
4.375%	100.398	100.273	100.148	100.023
4.500%	100.136	100.011	99.886	99.761

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

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