



# Mortgage Services III, L.L.C.

## Mod-Corr Rate sheet

Home Office Ph. #: 888-664-9108  
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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>	<b>Market conditions are generally:</b> (compared to previous price sheet) <b>Slightly Improved!</b>	<b>July 21, 2017</b> Rate Sheet Updated as of: <b>9:30 AM</b>
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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
<b>#300000 - 30 Year Fixed</b>					<b>#200000 - 20 Year Fixed</b>					<b>#150000 - 15 Year Fixed</b>					<b>#100000 - 10 Year Fixed</b>				
3.625%	100.156	100.026	99.906	99.766	3.375%	100.610	100.480	100.360	100.220	3.000%	100.777	100.667	100.547	100.407	3.000%	101.043	100.913	100.793	100.653
3.750%	100.880	100.750	100.630	100.490	3.500%	101.292	101.162	101.042	100.902	3.125%	101.280	101.170	101.050	100.910	3.125%	101.407	101.277	101.157	101.017
3.875%	101.539	101.409	101.289	101.149	3.625%	101.947	101.817	101.697	101.557	3.250%	101.862	101.752	101.632	101.492	3.250%	101.990	101.860	101.740	101.600
4.000%	102.182	102.052	101.932	101.792	3.750%	102.501	102.371	102.251	102.111	3.375%	102.350	102.240	102.120	101.980	3.375%	102.350	102.220	102.100	101.960
4.125%	102.801	102.671	102.551	102.411	3.875%	102.997	102.867	102.747	102.607	3.500%	102.834	102.724	102.604	102.464	3.500%	102.834	102.704	102.584	102.444
4.250%	103.329	103.199	103.079	102.939	4.000%	103.468	103.338	103.218	103.078	3.625%	103.271	103.161	103.041	102.901	3.625%	103.271	103.141	103.021	102.881
4.375%	103.885	103.755	103.635	103.495	4.125%	103.995	103.865	103.745	103.605	3.750%	103.703	103.593	103.473	103.333	3.750%	103.703	103.573	103.453	103.313
4.500%	104.446	104.316	104.196	104.056	4.250%	104.623	104.493	104.373	104.233	3.875%	104.091	103.981	103.861	103.721	3.875%	104.051	103.921	103.801	103.661
4.625%	104.988	104.858	104.738	104.598	4.375%	105.123	104.993	104.873	104.733	4.000%	104.361	104.251	104.131	103.991	4.000%	104.361	104.231	104.111	103.971
4.750%	105.463	105.333	105.213	105.073	4.500%	105.641	105.511	105.391	105.251	4.125%	104.978	104.868	104.748	104.608	4.125%	104.637	104.507	104.387	104.247
4.875%	105.914	105.784	105.664	105.524	4.625%	106.125	105.995	105.875	105.735	4.250%	104.986	104.876	104.756	104.616	4.250%	104.986	104.856	104.736	104.596
5.000%	106.592	106.462	106.342	106.202	4.750%	106.485	106.355	106.235	106.095	4.375%	105.309	105.199	105.079	104.939	4.375%	105.309	105.179	105.059	104.919

<b>FANNIE MAE (DU) -- CONFORMING ARM PROGRAMS</b>														
<b>#510011 (DU) - 5/1 Arm</b>					<b>#710011 (DU) - 7/1 Arm</b>					<b>#910011 (DU) - 10/1 Arm</b>				
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				
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%	100.420	100.270	100.140	99.970	3.125%	100.948	100.798	100.668	100.498	3.375%	100.860	100.710	100.580	100.410
2.875%	100.770	100.620	100.490	100.320	3.250%	101.335	101.185	101.055	100.885	3.500%	101.349	101.199	101.069	100.899
3.000%	101.136	100.986	100.856	100.686	3.375%	101.735	101.585	101.455	101.285	3.625%	101.831	101.681	101.551	101.381
3.125%	101.488	101.338	101.208	101.038	3.500%	102.171	102.021	101.891	101.721	3.750%	102.288	102.138	102.008	101.838
3.250%	101.835	101.685	101.555	101.385	3.625%	102.590	102.440	102.310	102.140	3.875%	102.698	102.548	102.418	102.248
3.375%	102.174	102.024	101.894	101.724	3.750%	102.965	102.815	102.685	102.515	4.000%	103.047	102.897	102.767	102.597
3.500%	102.471	102.321	102.191	102.021	3.875%	103.276	103.126	102.996	102.826	4.125%	103.339	103.189	103.059	102.889
3.625%	102.757	102.607	102.477	102.307	4.000%	103.513	103.363	103.233	103.063	4.250%	103.590	103.440	103.310	103.140
3.750%	103.020	102.870	102.740	102.570	4.125%	103.719	103.569	103.439	103.269	4.375%	103.810	103.660	103.530	103.360

(DU Arm Products: Max LTV = 90%)

<b>FREDDIE MAC (LP) -- CONFORMING ARM PROGRAMS</b>														
<b>#510012 (LP) - 5/1 Arm</b>					<b>#710012 (LP) - 7/1 Arm</b>					<b>#910012 (LP) - 10/1 Arm</b>				
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				
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%	100.886	100.736	100.606	100.436	3.250%	101.085	100.935	100.805	100.635	3.500%	101.099	100.949	100.819	100.649
3.125%	101.238	101.088	100.958	100.788	3.375%	101.485	101.335	101.205	101.035	3.625%	101.581	101.431	101.301	101.131
3.250%	101.585	101.435	101.305	101.135	3.500%	101.921	101.771	101.641	101.471	3.750%	102.038	101.888	101.758	101.588
3.375%	101.924	101.774	101.644	101.474	3.625%	102.340	102.190	102.060	101.890	3.875%	102.448	102.298	102.168	101.998
3.500%	102.221	102.071	101.941	101.771	3.750%	102.715	102.565	102.435	102.265	4.000%	102.797	102.647	102.517	102.347
3.625%	102.507	102.357	102.227	102.057	3.875%	103.026	102.876	102.746	102.576	4.125%	103.173	103.023	102.893	102.723
3.750%	102.770	102.620	102.490	102.320	4.000%	103.376	103.226	103.096	102.926	4.250%	103.340	103.190	103.060	102.890
3.875%	103.031	102.881	102.751	102.581	4.125%	103.469	103.319	103.189	103.019	4.375%	103.560	103.410	103.280	103.110
4.000%	103.288	103.138	103.008	102.838	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%)

<b>100% GIFT PROGRAM</b>				
<b>#300009 - 30 Year Fixed</b>				
Rate	15-Day	30 Day	45 Day	60 Day
3.750%	100.880	100.750	100.630	100.490
3.875%	101.539	101.409	101.289	101.149
4.000%	102.182	102.052	101.932	101.792
4.125%	102.801	102.671	102.551	102.411
4.250%	103.329	103.199	103.079	102.939
4.375%	103.885	103.755	103.635	103.495
4.500%	104.446	104.316	104.196	104.056
4.625%	104.988	104.858	104.738	104.598
4.750%	105.463	105.333	105.213	105.073
4.875%	105.914	105.784	105.664	105.524
5.000%	106.286	106.156	106.036	105.896

**100% Gift Parameters**

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

**FHA / VA PROGRAMS**

<b>#300100 / #300113 - 30 Yr Fixed - FHA/Stream</b>					<b>#300200 / #300214 - 30 Yr Fixed - VA/IRRL</b>					<b>#150100 / #150113 - 15 Yr Fixed - FHA/Stream</b>					<b>#150200 - 15 Year Fixed - VA</b>				
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%	101.385	101.235	101.115	100.975	3.500%	101.475	101.325	101.205	101.065	2.875%	101.519	101.369	101.249	101.109	2.875%	101.322	101.172	101.052	100.912
3.625%	101.809	101.659	101.539	101.399	3.625%	101.899	101.749	101.629	101.489	3.000%	102.008	101.858	101.738	101.598	3.000%	101.744	101.594	101.474	101.334
3.750%	102.659	102.509	102.389	102.249	3.750%	102.703	102.553	102.433	102.293	3.125%	102.467	102.317	102.197	102.057	3.125%	102.263	102.113	101.993	101.853
3.875%	103.102	102.952	102.832	102.692	3.875%	103.145	102.995	102.875	102.735	3.250%	102.730	102.580	102.460	102.320	3.250%	102.557	102.407	102.287	102.147
4.000%	103.578	103.428	103.308	103.168	4.000%	103.607	103.457	103.337	103.197	3.375%	103.241	103.091	102.971	102.831	3.375%	103.053	102.903	102.783	102.643
4.125%	103.895	103.745	103.625	103.485	4.125%	103.985	103.835	103.715	103.575	3.500%	103.634	103.484	103.364	103.224	3.500%	103.433	103.283	103.163	103.023
4.250%	104.268	104.118	103.998	103.858	4.250%	104.218	104.068	103.948	103.808	3.625%	104.008	103.858	103.738	103.598	3.625%	103.813	103.663	103.543	103.403
4.375%	104.414	104.264	104.144	104.004	4.375%	104.337	104.187	104.067	103.927	3.750%	103.979	103.829	103.709	103.569	3.750%	103.811	103.661	103.541	103.401
4.500%	104.741	104.591	104.471	104.331	4.500%	104.831	104.681	104.561	104.421	3.875%	104.388	104.238	104.118	103.978	3.875%	104.210	104.060	103.940	103.800
4.625%	105.077	104.927	104.807	104.667	4.625%	105.167	105.017	104.897	104.757	4.000%	104.714	104.564	104.444	104.304	4.000%	104.523	104.373	104.253	104.113
4.750%	105.299	105.149	105.029	104.889	4.750%	105.249	105.099	104.979	104.839	4.125%	105.151	105.001	104.881	104.741	4.125%	104.963	104.813	104.693	104.553

<b>#300216 - VA 30 Yr Cash Out to 100%</b>					<				
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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
<b>High Balance Programs</b>																			
<b>Conventional - High Balance</b>					<b>FHA - High Balance</b>					<b>FHA Streamline - High Balance</b>					<b>VA - High Balance</b>				
<b>30 Year Fixed (DU) - #300017</b>					<b>30 Year Fixed - #300117</b>					<b>30 Year Fixed - #300148</b>					<b>30 Year Fixed - #300217</b>				
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%	100.421	100.291	100.171	100.031	3.500%	100.773	100.573	100.323	100.173	3.375%	100.122	99.922	99.672	99.522	3.500%	101.069	100.869	100.619	100.469
3.875%	101.080	100.950	100.830	100.690	3.625%	101.135	100.935	100.685	100.535	3.500%	100.591	100.391	100.141	99.991	3.625%	101.465	101.265	101.015	100.865
4.000%	101.722	101.592	101.472	101.332	3.750%	102.079	101.879	101.629	101.479	3.625%	100.985	100.785	100.535	100.385	3.750%	102.399	102.199	101.949	101.799
4.125%	102.342	102.212	102.092	101.952	3.875%	102.542	102.342	102.092	101.942	3.750%	101.959	101.759	101.509	101.359	3.875%	102.869	102.669	102.419	102.269
4.250%	102.850	102.720	102.600	102.460	4.000%	102.893	102.693	102.443	102.293	3.875%	102.492	102.292	102.042	101.892	4.000%	103.306	103.106	102.856	102.706
4.375%	102.925	102.795	102.675	102.535	4.125%	103.032	102.832	102.582	102.432	4.000%	102.713	102.513	102.263	102.113	4.125%	103.310	103.110	102.860	102.710
4.250%															4.250%	103.174	102.974	102.724	102.574

<b>Conventional - High Balance</b>				
<b>15 Year Fixed (DU) - #150017</b>				
Rate	15-Day	30 Day	45 Day	60 Day
3.125%	100.381	100.251	100.131	99.991
3.250%	101.149	101.019	100.899	100.759
3.375%	101.627	101.497	101.377	101.237
3.500%	102.088	101.958	101.838	101.698
3.625%	102.422	102.292	102.172	102.032
3.750%	102.879	102.749	102.629	102.489

**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.

<b>Conforming Fixed/Arm &amp; High Balance Price Adjustments</b>			
Loan Amount		Misc. Adjustments	Current Index
\$20,000 - \$39,999	-1.500	Escrow Waiver	Treasury 1.22%
\$40,000 - \$69,999	-0.750	Escrow Waiver (Ins Only)	Libor 1.738%
\$70,000 - \$99,999	-0.500	CA Escrow Waiver (ltv < 90% allowed)	Week Ending 7/21
\$100,000 - \$119,999	-0.125	(Escrow waiver fee n/a for NY properties)	
\$120,000 - \$249,999	No Adj	2-4 Unit	
\$250,000 - \$349,999	+0.250	Condo - LTV <= 75.00% (> 15 yr terms)	
\$350,000 to conf non-HB limit	+0.375	Condo - LTV > 75.00% (> 15 yr terms)	
		7 Day Lock (Adj to 15 day price)	
		* 75 & 90 day lock only available on conforming fixed programs: #300000, #200000, #150000, #100000	
<b>State Adjusters</b>			
CO, NV	-0.125		
AZ, NM, UT, WY	-0.050		
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	+0.100		
OK, PA, TX	+0.150		
	+0.250		
<b>High Balance</b>			
Cash Out Refi (in addition to agency)	-1.000		
Purch, R/T Refi (in addition to agency)	-0.250		
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.			

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

Applicable to all loan terms greater than 15 years.

<b>Secondary Financing</b>			
LTV	CLTV	FICO < 720	FICO >= 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.

<b>Cash Out - Agency FICO/LTV Adj</b>					
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

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	+0.20	+0.20	+0.20	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)

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.

<b>FHA / VA Price Adjustments (Conf &amp; High Balance)</b>			
Loan Amount	FICO	Misc.	Gov't Program Features
\$30,000 - \$9,999	FICO 620 - 639	FHA Streamline (Min FICO = 660)	* FHA cash out refi max LTV = 85%
\$60,000 - \$99,999	FICO 640 - 659	FHA Streamline w/FICO < 660: See page 4	* N/O/O not allowed.
\$100,000 - \$119,999	FICO 660 - 679	20 Year Term = Same as 30 yr pricing	* FHA Streamlines - SFR, O/O only
\$120,000 - \$199,999	No Adj.	25 Year Term = Same as 30 yr pricing	* #250100 - 25 Year Fixed - FHA
\$200,000 - \$249,999	FICO 720+	FHA Refi (Fixed Only-Non Streamline Doc)	* #250200 - 25 Year Fixed - VA
\$250,000 to non-HB limit		7 Day Lock (Adj to 15 day price)	* #200100 - 20 Year Fixed - FHA
			* #200200 - 20 Year Fixed - VA
<b>State Adjusters</b>			
GA, NV, OH			-0.250
AL, AZ, CO, TN, UT			-0.125
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  
 Web Site: [www.msiloans.biz](http://www.msiloans.biz)  
 Pricing E-Mail: [msipricing@msiloans.biz](mailto:msipricing@msiloans.biz)

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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
<b>DU Refi Plus Program</b>																			
<b>DU Refi Plus Program</b>					<b>DU Refi Plus Program</b>					<b>DU Refi Plus Program</b>					<b>"Un-Capped" Price Adjustments</b>				
<b>30 Year Fixed - #300003</b>					<b>20 Year Fixed - #200003</b>					<b>15 Year Fixed - #150003</b>					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% 101.216 101.086 100.966 100.826					3.875% 102.176 102.046 101.926 101.786					3.250% 101.392 101.262 101.142 101.002					Escrow Waiver (80% LTV or below) -2.50				
4.000% 101.843 101.713 101.593 101.453					4.000% 102.598 102.468 102.348 102.208					3.375% 101.839 101.709 101.589 101.449					Loan amount & state adj. from page 1 apply.				
4.125% 102.332 102.202 102.082 101.942					4.125% 103.083 102.953 102.833 102.693					3.500% 102.260 102.130 102.010 101.870					(Adjustment caps do not apply to these adj)				
4.250% 102.929 102.799 102.679 102.539					4.250% 103.878 103.748 103.628 103.488					3.625% 102.662 102.532 102.412 102.272									
4.375% 103.536 103.406 103.286 103.146					4.375% 104.372 104.242 104.122 103.982					3.750% 102.970 102.840 102.720 102.580					<b>** Special Note **</b>				
4.500% 104.030 103.900 103.780 103.640					4.500% 104.751 104.621 104.501 104.361					3.875% 103.302 103.172 103.052 102.912					New LTV/CLTV: 105% / 110%				
4.625% 104.465 104.335 104.215 104.075					4.625% 105.069 104.939 104.819 104.679					4.000% 103.573 103.443 103.323 103.183					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 - 97.01%	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%	101.216	101.086	100.966	100.826	3.000%	99.992	99.862	99.742	99.602
4.000%	101.843	101.713	101.593	101.453	3.125%	100.570	100.440	100.320	100.180
4.125%	102.332	102.202	102.082	101.942	3.250%	101.392	101.262	101.142	101.002
4.250%	102.929	102.799	102.679	102.539	3.375%	101.839	101.709	101.589	101.449
4.375%	103.536	103.406	103.286	103.146	3.500%	102.970	102.840	102.720	102.580
4.500%	104.030	103.900	103.780	103.640	3.625%	103.302	103.172	103.052	102.912
4.625%	104.465	104.335	104.215	104.075	3.750%	103.573	103.443	103.323	103.183

### 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%	101.239	101.109	100.989	100.849	3.875%	101.013	100.883	100.763	100.623
4.000%	101.996	101.866	101.746	101.606	4.000%	101.655	101.525	101.405	101.265
4.125%	102.564	102.434	102.314	102.174	4.125%	102.247	102.117	101.997	101.857
4.250%	103.110	102.980	102.860	102.720	4.250%	102.880	102.750	102.630	102.490
4.375%	103.410	103.280	103.160	103.020	4.375%	103.410	103.280	103.160	103.020
4.500%	104.238	104.108	103.988	103.848	4.500%	103.810	103.680	103.560	103.420
4.625%	104.684	104.554	104.434	104.294	4.625%	104.346	104.216	104.096	103.956
4.750%	105.234	105.104	104.984	104.844					

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%	101.107	100.977	100.857	100.717	3.500%	102.275	102.145	102.025	101.885
3.375%	101.650	101.520	101.400	101.260	3.625%	102.774	102.644	102.524	102.384
3.500%	102.275	102.145	102.025	101.885	3.750%	103.163	103.033	102.913	102.773
3.625%	102.774	102.644	102.524	102.384	3.875%	103.287	103.157	103.037	102.897
3.750%	103.163	103.033	102.913	102.773	4.000%	103.608	103.478	103.358	103.218
3.875%	103.557	103.427	103.307	103.167	4.125%	103.963	103.833	103.713	103.573
4.000%	104.015	103.885	103.765	103.625	4.250%	104.242	104.112	103.992	103.852

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

### RURAL DEVELOPMENT

#300300 - 30 Year Fixed - Rural Housing				
Rate	15-Day	30 Day	45 Day	60 Day
3.250%	100.454	100.226	100.046	99.823
3.375%	100.987	100.759	100.579	100.356
3.500%	101.500	101.272	101.092	100.869
3.625%	102.003	101.775	101.595	101.372
3.750%	102.791	102.563	102.383	102.160
3.875%	103.292	103.064	102.884	102.661
4.000%	103.792	103.564	103.384	103.161
4.125%	104.247	104.019	103.839	103.616
4.250%	104.886	104.658	104.478	104.255
4.375%	105.352	105.124	104.944	104.721
4.500%	105.767	105.539	105.359	105.136

**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:			
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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# Mortgage Services III, L.L.C.

## Mod-Corr Rate sheet

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Principo E-Mail: [msioricina@msiloans.biz](mailto:msioricina@msiloans.biz)

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

### Conforming FNMA HomeReady Program

Home Ready (DU)				
#300053 - 30 Year Fixed				
3.750%	100.975	100.845	100.725	100.585
3.875%	101.634	101.504	101.384	101.244
4.000%	102.277	102.147	102.027	101.887
4.125%	102.896	102.766	102.646	102.506
4.250%	103.430	103.300	103.180	103.040
4.375%	103.980	103.850	103.730	103.590
4.500%	104.541	104.411	104.291	104.151
4.625%	105.083	104.953	104.833	104.693

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%	100.957	100.682	100.532	100.357
4.000%	101.463	101.188	101.038	100.863
4.125%	101.689	101.414	101.264	101.089
4.250%	102.018	101.743	101.593	101.418
4.375%	102.132	101.857	101.707	101.532
4.500%	102.627	102.352	102.202	102.027
4.625%	102.704	102.429	102.279	102.104
4.750%	103.049	102.774	102.624	102.449
4.875%	102.895	102.620	102.470	102.295
5.000%	103.469	103.194	103.044	102.869

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%	101.235	100.985	100.860	100.710
3.750%	102.258	102.008	101.883	101.733
3.875%	102.640	102.390	102.265	102.115
4.000%	102.996	102.746	102.621	102.471
4.125%	103.327	103.077	102.952	102.802
4.250%	103.703	103.453	103.328	103.178
4.375%	103.916	103.666	103.541	103.391

**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

FHA Streamline w/FICO 580-619				
30 Year Fixed - #300154				
Rate	15-Day	30 Day	45 Day	60 Day
4.000%	101.496	101.246	101.121	100.971
4.125%	101.827	101.577	101.452	101.302
4.250%	102.203	101.953	101.828	101.678
4.375%	102.416	102.166	102.041	101.891
4.500%	102.653	102.403	102.278	102.128
4.625%	102.841	102.591	102.466	102.316

**Loan Amount Adj.**  
\$50,000 - \$75,000 -1.500  
\$75,001 - \$125,000 -.500  
\$125,001 - \$140,000 -.250  
\$140,001+ No Adj

### Home Possible

Home Possible (LP)				
#300036 - 30 Year Fixed				
Rate	15-Day	30 Day	45 Day	60 Day
3.875%	101.484	101.354	101.234	101.094
4.000%	102.127	101.997	101.877	101.737
4.125%	102.746	102.616	102.496	102.356
4.250%	103.280	103.150	103.030	102.890
4.375%	103.830	103.700	103.580	103.440
4.500%	104.391	104.261	104.141	104.001
4.625%	104.933	104.803	104.683	104.543
4.750%	105.418	105.288	105.168	105.028

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:**

Pricing  
Submissions  
Underwriting  
Funding

**E-Mail Address**

[msipricing@msiloans.biz](mailto:msipricing@msiloans.biz)  
[causmus@msiloans.biz](mailto:causmus@msiloans.biz)  
[msiuw@msiloans.biz](mailto:msiuw@msiloans.biz)  
[msifunding@msiloans.biz](mailto:msifunding@msiloans.biz)

**Extension Policy**

1-30 Days (Max = 30 days) -0.020/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)

**Account Executive**

Brent Wilder [bwilder@msiloans.biz](mailto:bwilder@msiloans.biz) Ph. 309-826-0484

**MERS**

MSI MERS Org ID # 1005883

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

**Locations:**

**Corporate Office:** 502 N. Hershey Rd. Bloomington, IL 61704 Ph. 888-664-9108  
**Oakbrook Terrace Office:** 17W662 Butterfield Rd, Suite 203 Oakbrook Terrace, IL 60181 Ph. 630-396-3553



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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
<b>Medical Doctor Program</b>																			
<b>#300062 - 30 Year Fixed - Med Dr.</b>					<b>#200062 - 20 Year Fixed - Med Dr.</b>					<b>#150062 - 15 Year Fixed - Med Dr.</b>					<b>#100062 - 10 Year Fixed - Med Dr.</b>				
4.000%	100.112	99.987	99.862	99.737	3.750%	100.774	100.649	100.524	100.399	3.000%	99.111	98.986	98.861	98.736	3.000%	98.611	98.486	98.361	98.236
4.125%	100.795	100.670	100.545	100.420	3.875%	101.402	101.277	101.152	101.027	3.125%	99.691	99.566	99.441	99.316	3.125%	99.191	99.066	98.941	98.816
4.250%	101.435	101.310	101.185	101.060	4.000%	101.998	101.873	101.748	101.623	3.250%	100.253	100.128	100.003	99.878	3.250%	99.753	99.628	99.503	99.378
4.375%	102.022	101.897	101.772	101.647	4.125%	101.999	101.874	101.749	101.624	3.375%	100.797	100.672	100.547	100.422	3.375%	100.297	100.172	100.047	99.922
4.500%	102.561	102.436	102.311	102.186	4.250%	102.611	102.486	102.361	102.236	3.500%	101.242	101.117	100.992	100.867	3.500%	100.742	100.617	100.492	100.367
4.625%	103.049	102.924	102.799	102.674	4.375%	103.186	103.061	102.936	102.811	3.625%	101.733	101.608	101.483	101.358	3.625%	101.233	101.108	100.983	100.858
4.750%	103.572	103.447	103.322	103.197	4.500%	103.728	103.603	103.478	103.353	3.750%	102.224	102.099	101.974	101.849	3.750%	101.724	101.599	101.474	101.349

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