



Your Easiest Path to Mortgage Lending™

Mortgage Services III, L.L.C.

Current Wholesale 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
Pricing E-Mail: msipricing@msiloans.biz

Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day	Rate	15-Day	30 Day	45 Day	60 Day
------	--------	--------	--------	--------	------	--------	--------	--------	--------	------	--------	--------	--------	--------	------	--------	--------	--------	--------

High Balance Programs

Conventional - High Balance 30 Year Fixed (DU) - #300017					FHA - High Balance 30 Year Fixed - #300117					FHA Streamline - High Balance 30 Year Fixed - #300148					VA - High Balance 30 Year Fixed - #300217				
4.125%	98.935	98.825	98.715	98.605	4.000%	100.500	100.300	100.050	99.900	3.375%	97.106	96.906	96.656	96.506	4.000%	100.411	100.211	99.961	99.811
4.250%	99.588	99.478	99.368	99.258	4.125%	100.898	100.698	100.448	100.298	3.500%	97.592	97.392	97.142	96.992	4.125%	100.908	100.708	100.458	100.308
4.375%	100.137	100.027	99.917	99.807	4.250%	101.443	101.243	100.993	100.843	3.625%	98.053	97.853	97.603	97.453	4.250%	101.656	101.456	101.206	101.056
4.500%	100.946	100.836	100.726	100.616	4.375%	101.874	101.674	101.424	101.274	3.750%	99.542	99.342	99.092	98.942	4.375%	102.012	101.812	101.562	101.412
4.625%	101.640	101.530	101.420	101.310	4.500%	102.268	102.068	101.818	101.668	3.875%	99.981	99.781	99.531	99.381	4.500%	102.453	102.253	102.003	101.853
4.750%	102.224	102.114	102.004	101.894	4.625%	102.636	102.436	102.186	102.036	4.000%	100.350	100.150	99.900	99.750	4.625%	102.848	102.648	102.398	102.248
4.875%	102.646	102.536	102.426	102.316	4.750%	102.932	102.732	102.482	102.332	4.125%	100.748	100.548	100.298	100.148	4.750%	103.126	102.926	102.676	102.526

Conventional - High Balance 15 Year Fixed (DU) - #150017				
3.750%	99.747	99.637	99.527	99.417
3.875%	100.227	100.117	100.007	99.897
4.000%	100.749	100.639	100.529	100.419
4.125%	101.244	101.134	101.024	100.914
4.250%	101.787	101.677	101.567	101.457
4.375%	102.256	102.146	102.036	101.926
4.500%	102.664	102.554	102.444	102.334

VA - Jumbo 30 Year Fixed - #300245				
---------------------------------------	--	--	--	--

Same as VA High Balance Pricing

FHA High Balance Program
Min FICO = 640 (Purchase or R/T Refi)
Min FICO = 660 (Cash Out Refi)
Min FICO = 680 (Streamline)

VA High Balance & VA Jumbo Program
Min FICO: 680
IRRRL's - Not available
Max loan amount = \$700,000

Any applicable agency adjusters apply.

Conforming Fixed/Arm & High Balance Price Adjustments

Loan Amount	Misc. Adjustments	Current Index
\$20,000 - \$59,999	Escrow Waiver	Treasury 2.050%
\$60,000 - \$89,999	Escrow Waiver (Ins Only)	Libor 2.615%
\$90,000 - \$139,999	CA Escrow Waiver (ltv < 90% allowed)	Week Ending 3/16
\$140,000 - \$199,999	2-4 Unit	
\$200,000 - \$299,999	Condo - LTV<=75.00% (> 15 yr terms)	
\$300,000 - \$399,999	Condo - LTV>75.00% (> 15 yr terms)	
\$400,000 to conf non-HB limit		

State Adjusters	
CO, NV	-1.25
AZ, NM, UT, WY	-0.50
AL, CA, FL, IA, ID, IL, IN, KS, KY, MI, MN, MO, MT, SD, TN, VA, WA, WI	No Adj
AR, GA, LA, MS, NC, NE, OH, OR, SC	+1.00
OK, PA	+1.15
TX	+2.50

Agency FICO/LTV Adjustments								
FICO	<=60.00%	60.01 - 70.00%	70.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	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	-2.250	-2.250	-2.250	
640 - 659	No Adj.	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	
620 - 639	-.500	-1.500	-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	

Applicable to all loan terms greater than 15 years.

Secondary Financing			
LTV	CLTV	FICO	
		< 720	>= 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 - 80.00%	80.01 - 85.00%	85.01 - 90.00%
>= 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.

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.	

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	-2.75	-3.21	-3.94	-5.16	-6.40
25 Yr LPMI - #250001	85.01 - 90.00%	-1.20	-1.70	-2.10	-2.49	-3.01	-4.06	-5.00
20 Yr LPMI - #200001	80.01 - 85.00%	-0.62	-0.75	-0.90	-0.97	-1.13	-1.52	-1.81
15 Yr LPMI - #150001	25 Yr Term	0	0	0	0	0	0	0

Split MI Program #s	Split MI with FICO 740+			
	LTV	Upfront	Upfront	Upfront
30 Yr Split MI - #300002	90.01 - 95.00%	.48	.42	.37
25 Yr Split MI - #250002	85.01 - 90.00%	.28	.22	.15
20 Yr Split MI - #200002	80.01 - 85.00%	.03	0	0

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

LPMI Program #s	10-20 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%	-0.95	-1.24	-1.50	-1.74	-2.08	-2.66	-2.77
25 Yr LPMI - #250001	85.01 - 90.00%	-0.59	-0.72	-0.84	-0.95	-1.10	-1.40	-1.43
20 Yr LPMI - #200001	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
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 - 74,999	FICO 620 - 639	-1.250	* FHA cash out refi max LTV = 85%
\$75,000 - \$119,999	FICO 640 - 659	-500	* N/O/O not allowed.
\$120,000 - \$199,999	FICO 660 - 679	-250	* FHA Streamlines - SFR, O/O only
\$200,000 - \$249,999	FICO 720+	+250	* #250100 - 25 Year Fixed - FHA
\$250,000 to non-HB limit			* #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



Your Easiest Path
to Mortgage Lending™

Mortgage Services III, L.L.C.

Current Wholesale 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
Pricing E-Mail: msipricing@msiloans.biz

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)				
4.250%	100.110	100.000	99.890	99.780	4.000%	99.654	99.544	99.434	99.324	3.750%	99.720	99.610	99.500	99.390	FICO 640 - 679 (all loans)				
4.375%	100.635	100.525	100.415	100.305	4.125%	100.338	100.228	100.118	100.008	3.875%	100.187	100.077	99.967	99.857	Escrow Waiver (80% LTV or below)				
4.500%	101.179	101.069	100.959	100.849	4.250%	101.245	101.135	101.025	100.915	4.000%	100.924	100.814	100.704	100.594	State adjusters from page 1 apply.				
4.625%	101.643	101.533	101.423	101.313	4.375%	101.660	101.550	101.440	101.330	4.125%	101.291	101.181	101.071	100.961	(Adjustment caps do not apply to these adj)				
4.750%	102.206	102.096	101.986	101.876	4.500%	102.197	102.087	101.977	101.867	4.250%	101.626	101.516	101.406	101.296					
4.875%	102.734	102.624	102.514	102.404	4.625%	102.606	102.496	102.386	102.276	4.375%	102.005	101.895	101.785	101.675					
5.000%	103.149	103.039	102.929	102.819	4.750%	103.016	102.906	102.796	102.686	4.500%	102.413	102.303	102.193	102.083					

20 & 30 Year Terms									
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.	-0.250	-0.250	-0.250	No Adj.	No Adj.	No Adj.	No Adj.	No Adj.
720 - 739	No Adj.	-0.500	-0.250	-0.250	No Adj.	No Adj.	No Adj.	No Adj.	No Adj.
700 - 719	No Adj.	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	No Adj.	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500
660 - 679	No Adj.	-1.000	-1.500	-1.500	-1.750	-1.750	-1.750	-0.750	-0.750
640 - 659	-0.500	-1.250	-2.000	-2.000	-0.750	-0.750	-0.750	-0.750	-0.750

(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	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
High LTV	0	0	0	0	0	0	0	-0.500	-0.500

(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%	-0.625
Term <= 20 Years and LTV > 80%	0	CLTV of 90.01 - 95%	-0.875
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)	-0.750
		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				
4.125%	99.133	99.023	98.913	98.803	3.250%	97.860	97.750	97.640	97.530
4.250%	100.110	100.000	99.890	99.780	3.375%	98.204	98.094	97.984	97.874
4.375%	100.635	100.525	100.415	100.305	3.500%	98.733	98.623	98.513	98.403
4.500%	101.179	101.069	100.959	100.849	3.625%	99.237	99.127	99.017	98.907
4.625%	101.643	101.533	101.423	101.313	3.750%	99.720	99.610	99.500	99.390
4.750%	102.206	102.096	101.986	101.876	3.875%	100.187	100.077	99.967	99.857
4.875%	102.734	102.624	102.514	102.404	4.000%	100.924	100.814	100.704	100.594
5.000%	103.149	103.039	102.929	102.819	4.125%	101.291	101.181	101.071	100.961

LP Relief "Open Access" Program																								
LP Relief Program					LP Relief w/MI					LP Relief - FICO/LTV Adj. (Applies to 30 Yr Program Only)														
30 Year Fixed - #300007					30 Year Fixed - #300008					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%**					
4.250%	100.226	100.116	100.006	99.896	4.250%	99.779	99.669	99.559	99.449	>= 740	+0.250	No Adj.	No Adj.	-0.250	-0.500	No Adj.	No Adj.	No Adj.	No Adj.					
4.375%	100.767	100.657	100.547	100.437	4.375%	100.353	100.243	100.133	100.023	720 - 739	+0.250	No Adj.	-0.250	-0.500	No Adj.	No Adj.	No Adj.	No Adj.	No Adj.					
4.500%	101.271	101.161	101.051	100.941	4.500%	100.972	100.862	100.752	100.642	700 - 719	+0.250	-0.500	-0.750	-1.000	-0.500	-0.500	-0.500	-0.500	-0.500					
4.625%	101.719	101.609	101.499	101.389	4.625%	101.601	101.491	101.381	101.271	680 - 699	No Adj.	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750	-0.750	-0.750					
4.750%	102.437	102.327	102.217	102.107	4.750%	102.198	102.088	101.978	101.868	660 - 679	No Adj.	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750	-1.750	-1.750					
4.875%	102.919	102.809	102.699	102.589	4.875%	102.693	102.583	102.473	102.363	640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250	-2.250	-2.250					
5.000%	103.317	103.207	103.097	102.987	5.000%	103.317	103.207	103.097	102.987															
5.125%	103.853	103.743	103.633	103.523																				

LP Relief Program					LP Relief w/MI				
15 Year Fixed - #150007					15 Year Fixed - #150008				
3.750%	99.749	99.639	99.529	99.419	3.750%	99.749	99.639	99.529	99.419
3.875%	100.272	100.162	100.052	99.942	3.875%	100.272	100.162	100.052	99.942
4.000%	100.908	100.798	100.688	100.578	4.000%	100.908	100.798	100.688	100.578
4.125%	101.390	101.280	101.170	101.060	4.125%	101.390	101.280	101.170	101.060
4.250%	101.906	101.796	101.686	101.576	4.250%	101.906	101.796	101.686	101.576
4.375%	102.332	102.222	102.112	102.002	4.375%	102.332	102.222	102.112	102.002
4.500%	102.348	102.238	102.128	102.018	4.500%	102.348	102.238	102.128	102.018

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	-0.500	-1.000
No Escrow	-0.250	-0.250	-0.250	-0.250	n/a	n/a	n/a	n/a

New Adjustment Caps		Subordinate Financing	
30 Yr Fixed w/LTV > 80%	.750	CLTV of 75.01 - 90%	-0.750
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					Loan Amount Adjustments										** Special Note **				
4.000%	202.209	201.981	201.801	201.578	<= \$55,000	-1.500	5/18/16: Updated Adjusters												
4.125%	204.552	204.324	204.144	203.921	\$55,001 - \$75,000	-0.750													
4.250%	101.185	100.957	100.777	100.554	\$75,001 - \$100,000	-0.500													
4.375%	101.683	101.455	101.275	101.052	\$100,001 - \$150,000	No Adj.													
4.500%	102.167	101.939	101.759	101.536	\$150,001+	+0.250													
4.625%	102.632	102.404	102.224	102.001	FICO Adjustments														
4.750%	103.131	102.903	102.723	102.500	FICO 640 - 659	-0.625													
4.875%	103.631	103.403	103.223	103.000	FICO 660 - 679	-0.250													
5.000%	104.097	103.869	103.689	103.466	FICO 680 - 699	No Adj.													
5.125%	103.617	103.389	103.209	102.986	FICO 700 - 719	+0.100													
5.250%	104.833	104.605	104.425	104.202	FICO 720+	+0.200													
Max GRH Rate = 5.250%																			

Extended Lock Programs																			
Conforming Fixed Rate Program:										FHA / VA Fixed Rate Program:									
Available on conforming fixed rate only (30 yr, 20 yr, 15 yr, 10 yr)										90 Days: .375 Upfront Fee									
60 day price minus .250 is used, plus applicable rate add on. (Plus/minus any applicable adjusters)										120 Days: .625 Upfront Fee									
Refer to chart below for Rate Add On and Refundable Upfront Fee:										150 Days: .875 Upfront Fee									
										180 Days: 1.125 Upfront Fee									
Days	Upfront Fee	Refund @ Closing	Rate Add-On																
90	0.375%	0.00%	0.000%	Available for FHA/VA 30 yr & 15 yr															
120	0.625%	0.00%	0.000%	Upfront fee is non-refundable/not credited & due within 5 days.															
180	1.000%	0.00%	0.125%	60 day pricing is used.															
270	1.000%	0.00%	0.250%	Indicate desired lock period in comments when locking online.															
360	1.000%	0.00%	0.375%	FHA: All lock periods are available															
(Upfront fee is due MSI within 5 days of lock and is non-refundable if withdrawn or denied)										VA: Only available for 90 or 120 days (N/A for 150 & 180 days)									
Once the loan is locked, the upfront fee is owed.																			



Your Easiest Path to Mortgage Lending™

Mortgage Services III, L.L.C.

Current Wholesale 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
Pricing E-Mail: msipricing@msiloans.biz

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
Jumbo Programs																			
#300440 - 30 Year Jumbo					#200440 - 20 Year Jumbo					#150440 - 15 Year Jumbo					#100440 - 10 Year Jumbo				
4.250%	97.839	97.776	97.714	97.651	4.250%	98.339	98.276	98.214	98.151	4.250%	99.238	99.175	99.113	99.050	4.000%	98.488	98.425	98.363	98.300
4.375%	98.464	98.401	98.339	98.276	4.375%	98.964	98.901	98.839	98.776	4.375%	99.675	99.612	99.550	99.487	4.125%	99.050	98.987	98.925	98.862
4.500%	99.089	99.026	98.964	98.901	4.500%	99.589	99.526	99.464	99.401	4.500%	100.113	100.050	99.988	99.925	4.250%	99.613	99.550	99.488	99.425
4.625%	99.589	99.526	99.464	99.401	4.625%	100.089	100.026	99.964	99.901	4.625%	100.550	100.487	100.425	100.362	4.375%	100.050	99.987	99.925	99.862
4.750%	100.089	100.026	99.964	99.901	4.750%	100.589	100.526	100.464	100.401	4.750%	100.988	100.925	100.863	100.800	4.500%	100.488	100.425	100.363	100.300
4.875%	100.589	100.526	100.464	100.401	4.875%	101.089	101.026	100.964	100.901	4.875%	101.425	101.362	101.300	101.237	4.625%	100.925	100.862	100.800	100.737
5.000%	101.089	101.026	100.964	100.901	5.000%	101.589	101.526	101.464	101.401	5.000%	101.863	101.800	101.738	101.675	4.750%	101.363	101.300	101.238	101.175
5.125%	101.589	101.526	101.464	101.401	5.125%	102.089	102.026	101.964	101.901	5.125%	102.300	102.237	102.175	102.112	4.875%	101.800	101.737	101.675	101.612
5.250%	102.089	102.026	101.964	101.901	5.250%	102.589	102.526	102.464	102.401	5.250%	102.675	102.612	102.550	102.487					

#510440 - 5/1 Arm					#710440 - 7/1 Arm					#910440 - 10/1 Arm							
Caps:	2/2/5	Margin:	2.250	Index:	Labor	Caps:	2/2/5	Margin:	2.250	Index:	Labor	Caps:	2/2/5	Margin:	2.250	Index:	Labor
4.125%	99.779	99.716	99.654	99.591	4.250%	100.029	99.966	99.904	99.841	4.375%	99.921	99.858	99.796	99.733			
4.250%	100.154	100.091	100.029	99.966	4.375%	100.404	100.341	100.279	100.216	4.500%	100.296	100.233	100.171	100.108			
4.375%	100.529	100.466	100.404	100.341	4.500%	100.779	100.716	100.654	100.591	4.625%	100.671	100.608	100.546	100.483			
4.500%	100.904	100.841	100.779	100.716	4.625%	101.154	101.091	101.029	100.966	4.750%	101.046	100.983	100.921	100.858			
4.625%	101.279	101.216	101.154	101.091	4.750%	101.529	101.466	101.404	101.341	4.875%	101.421	101.358	101.296	101.233			

Price Adjustments					Price Adjustments					Program Features										
FICO:	<=60%	60.01 - 70%	70.01 - 75%	75.01 - 80%	Refinance (30 & 20 Yr)	Refinance (15 & 10 Yr)	Refinance (5/1 & 7/1 Arm)	Refinance (10/1 Arm)	2nd Home	Loan Amounts >= \$1.0 mil	-0.125	-0.125	-0.125	-0.125	-0.250	+0.125	Min FICO = 700 (Fixed)	Min FICO = 720 (Arms)	Max Loan Amount = \$3.0 Mil	No Escrow Waiver Fee!
800+	+0.875	+0.750	+0.500	+0.250																
780 - 799	+0.750	+0.625	+0.375	+0.125																
760 - 779	+0.500	+0.375	+0.125	-0.250																
740 - 759	+0.250	+0.125	-0.125	-0.625																
720 - 739	0	-0.250	-0.500	-1.000																
700 - 719	-0.125	-0.625	-0.875	-1.375																
Property:																				
Investment Prop.	-1.750	N/A	N/A	N/A													30 & 20 Year Fixed (IL, KS, MO)	0.250		
3 Unit	-0.375	-0.375	N/A	N/A													15 & 10 Year Fixed (IL, KS, MO)	0.125		
4 Unit	-1.000	-1.000	N/A	N/A													Arms (IL, KS, MO)	0.125		
Cash Out	-0.250	-0.375	N/A	N/A																

Lower FICO FHA/VA Programs																			
FHA/VA: 580 - 619 FICO					FHA/VA w/FICO 580 - 619 Adjustments					FHA Streamline w/620 Min FICO					FHA Streamline w/620 Min FICO Adj.				
30 Year Fixed - #300133					FICO 600 - 619					30 Year Fixed - #300134					FICO 680 - 699				
4.500%	101.090	100.815	100.665	100.490	No Adj					4.500%	101.939	101.689	101.564	101.414	FICO 660 - 679	No Adj			
4.625%	101.444	101.169	101.019	100.844	-0.750					4.625%	102.258	102.008	101.883	101.733	FICO 640 - 659	-0.250			
4.750%	101.361	101.086	100.936	100.761	-0.250					4.750%	102.598	102.348	102.223	102.073	FICO 620 - 639	-1.250			
4.875%	101.802	101.527	101.377	101.202	-1.000					4.875%	102.923	102.673	102.548	102.398					
5.000%	102.199	101.924	101.774	101.599	-0.375					5.000%	103.278	103.028	102.903	102.753					
5.125%	101.989	101.714	101.564	101.389	-0.375					5.125%	103.553	103.303	103.178	103.028	FHA Streamline w/580 Min FICO Adj.				
5.250%	102.117	101.842	101.692	101.517	No Adj					5.250%	103.458	103.208	103.083	102.933	FICO 600 - 619	No Adj			
5.375%	102.284	102.009	101.859	101.684						5.375%	103.720	103.470	103.345	103.195	FICO 580 - 599	-0.750			
5.500%	102.666	102.391	102.241	102.066															
5.625%	102.885	102.610	102.460	102.285															

HomeReady										Other Home Ready Adjustments					
Home Ready (DU)					Home Ready FICO/LTV Adjustments										
#300053 - 30 Year Fixed					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%	2-4 Unit Property	-1.000
4.125%	99.345	99.235	99.125	99.015	>= 740	0	-0.250	-0.250	-0.500	0	0	0	0	Condo w/LTV 75.01 - 80.00%	-0.750
4.250%	100.164	100.054	99.944	99.834	720 - 739	0	-0.250	-0.500	-0.750	0	0	0	0		
4.375%	100.761	100.651	100.541	100.431	700 - 719	0	-0.500	-1.000	-1.250	0	0	0	0		
4.500%	101.475	101.365	101.255	101.145	680 - 699	0	-0.500	-1.250	-1.500	0	0	0	0		
4.625%	101.881	101.771	101.661	101.551	660 - 679	0	-1.000	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500		
4.750%	102.347	102.237	102.127	102.017	640 - 659	-0.500	-1.250	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500		
4.875%	102.867	102.757	102.647	102.537	620 - 639	-0.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	N/A		
5.000%	103.448	103.338	103.228	103.118											
5.125%	103.883	103.773	103.663	103.553											

Home Possible										Program Features				
Home Possible (LP)					Home Possible FICO/LTV Adjustments									
#300036 - 30 Year Fixed					MI Coverage					LTV <= 80.00%				
4.250%	100.226	100.116	100.006	99.896	LTV % Coverage					LTV > 80.00% & FICO < 680				
4.375%	100.767	100.657	100.547	100.437	90.01 - 97%					LTV > 80.00% & FICO >= 680				
4.500%	101.271	101.161	101.051	100.941	25%					No Adj.				
4.625%	101.719	101.609	101.499	101.389	90.01 - 95%					Borrower income limits apply				
4.750%	102.437	102.327	102.217	102.107	25%					Loan amount adjustments from page 2 apply.				
4.875%	102.919	102.809	102.699	102.589	85.01 - 90%					Non-Community Sub Fin				
5.000%	103.373	103.263	103.153	103.043	12%									
5.125%	103.909	103.799	103.689	103.579										
5.250%	104.541	104.431	104.321	104.211										

Important Information About MSI:									
Account Executive			Re-Lock Policy			Extension Policy			
Brent Wilder	309-826-0484	bwilder@msiloans.biz	15 Day Relock: Worst Case Pricing	30 Day Relock: Worst Case Pricing	(Max of 2 relocks allowed)	2 Days (Only if 2 is all that is needed)	1-30 Days (Max = 30 days)	Free!	-0.020/day
<p>** Rate lock requests accepted until 6:00 pm central time. Overnight price protection is not available.</p> <p>** Rates/Prices are subject to change without prior notice. Not to be used to determine eligibility.</p> <p>** All loans must disburse by expiration date and be delivered to MSI within 4 days of disbursement.</p> <p>** Lower of two median credit scores used for all programs.</p> <p>** All extension/relock requests must be requested prior to 5 pm ct.</p>									



Mortgage Services III, L.L.C.

Your Easiest Path
to Mortgage Lending™

Current Wholesale 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
Pricing E-Mail: msipricing@msiloans.biz

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.				
4.500%	99.149	99.024	98.899	98.774	4.250%	99.275	99.150	99.025	98.900	3.625%	97.640	97.515	97.390	97.265	3.750%	98.107	97.982	97.857	97.732
4.625%	99.612	99.487	99.362	99.237	4.375%	99.813	99.688	99.563	99.438	3.750%	98.157	98.032	97.907	97.782	3.875%	98.597	98.472	98.347	98.222
4.750%	100.160	100.035	99.910	99.785	4.500%	100.129	100.004	99.879	99.754	3.875%	98.647	98.522	98.397	98.272	4.000%	99.012	98.887	98.762	98.637
4.875%	100.679	100.554	100.429	100.304	4.625%	100.562	100.437	100.312	100.187	4.000%	99.062	98.937	98.812	98.687	4.125%	99.516	99.391	99.266	99.141
5.000%	101.178	101.053	100.928	100.803	4.750%	101.167	101.042	100.917	100.792	4.125%	99.566	99.441	99.316	99.191	4.250%	99.892	99.767	99.642	99.517
5.125%	101.635	101.510	101.385	101.260	4.875%	101.750	101.625	101.500	101.375	4.250%	99.942	99.817	99.692	99.567	4.375%	100.268	100.143	100.018	99.893
5.250%	101.811	101.686	101.561	101.436	5.000%	102.308	102.183	102.058	101.933	4.375%	100.318	100.193	100.068	99.943	4.500%	100.006	99.881	99.756	99.631

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