Mortgage Services III, L.L.C.

Price Improvement!

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

MSI — Your Easiest Path to Mortgage Lending℠

Wholesale Rates

(Bank & Credit Union Partners Only)

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

April 28, 2017
Rate Sheet Updated as of: 1:30 PM

CONFORMING -- FIXED RATE PROGRAMS

#300000 - 30 Year Fixed

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	100.334	100.204	100.084	99.944
3.875%	101.029	100.899	100.779	100.639
4.000%	101.692	101.562	101.442	101.302
4.125%	102.317	102.187	102.067	101.927
4.250%	102.920	102.790	102.670	102.530
4.375%	103.539	103.409	103.289	103.149
4.500%	104.126	103.996	103.876	103.736
4.625%	104.681	104.551	104.431	104.291
4.750%	105.266	105.136	105.016	104.876
4.875%	105.695	105.565	105.445	105.305
5.000%	106.203	106.073	105.953	105.813
5.125%	106.839	106.709	106.589	106.449
5.250%	107.372	107.242	107.122	106.982

#200000 - 20 Year Fixed

Rate	15-Day	30 Day	45 Day	60 Day
3.375%	99.926	99.796	99.676	99.536
3.500%	100.652	100.522	100.402	100.262
3.625%	101.302	101.172	101.052	100.912
3.750%	101.868	101.738	101.618	101.478
3.875%	102.507	102.377	102.257	102.117
4.000%	103.112	102.982	102.862	102.722
4.125%	103.688	103.558	103.438	103.298
4.250%	104.207	104.077	103.957	103.817
4.375%	104.781	104.651	104.531	104.391
4.500%	105.336	105.206	105.086	104.946
4.625%	105.867	105.737	105.617	105.477
4.750%	106.324	106.194	106.074	105.934
4.875%	106.444	106.314	106.194	106.054

#150000 - 15 Year Fixed

Rate	15-Day	30 Day	45 Day	60 Day
3.000%	100.350	100.240	100.120	99.980
3.125%	100.853	100.743	100.623	100.483
3.250%	101.628	101.518	101.398	101.258
3.375%	102.114	102.004	101.884	101.744
3.500%	102.566	102.456	102.336	102.196
3.625%	103.003	102.893	102.773	102.633
3.750%	103.418	103.308	103.188	103.048
3.875%	103.785	103.675	103.555	103.415
4.000%	104.166	104.056	103.936	103.796
4.125%	104.564	104.454	104.334	104.194
4.250%	104.930	104.820	104.700	104.560
4.375%	105.272	105.162	105.042	104.902
4.500%	105.641	105.531	105.411	105.271

#100000 - 10 Year Fixed

Rate	15-Day	30 Day	45 Day	60 Day
3.000%	100.931	100.801	100.681	100.541
3.125%	101.209	101.079	100.959	100.819
3.250%	101.728	101.598	101.478	101.338
3.375%	102.114	101.984	101.864	101.724
3.500%	102.566	102.436	102.316	102.176
3.625%	103.003	102.873	102.753	102.613
3.750%	103.418	103.288	103.168	103.028
3.875%	103.785	103.655	103.535	103.395
4.000%	104.166	104.036	103.916	103.776
4.125%	104.564	104.434	104.314	104.174
4.250%	104.930	104.800	104.680	104.540
4.375%	105.272	105.142	105.022	104.882
4.500%	105.447	105.317	105.197	105.057

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
2.750%	100.173	100.023	99.893	99.723
2.875%	100.513	100.363	100.233	100.063
3.000%	100.862	100.712	100.582	100.412
3.125%	101.208	101.058	100.928	100.758
3.250%	101.535	101.385	101.255	101.085
3.375%	101.859	101.709	101.579	101.409
3.500%	102.178	102.028	101.898	101.728
3.625%	102.484	102.334	102.204	102.034
3.750%	102.770	102.620	102.490	102.320

#710011 (DU) - 7/1 Arm

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

Rate	15-Day	30 Day	45 Day	60 Day
3.125%	100.500	100.350	100.220	100.050
3.250%	101.050	100.900	100.770	100.600
3.375%	101.438	101.288	101.158	100.988
3.500%	101.777	101.627	101.497	101.327
3.625%	102.218	102.068	101.938	101.768
3.750%	102.635	102.485	102.355	102.185
3.875%	103.009	102.859	102.729	102.559
4.000%	103.238	103.088	102.958	102.788
4.125%	103.475	103.325	103.195	103.025

#910011 (DU) - 10/1 Arm

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

Rate	15-Day	30 Day	45 Day	60 Day
3.375%	100.694	100.544	100.414	100.244
3.500%	101.202	101.052	100.922	100.752
3.625%	101.688	101.538	101.408	101.238
3.750%	102.147	101.997	101.867	101.697
3.875%	102.564	102.414	102.284	102.114
4.000%	102.915	102.765	102.635	102.465
4.125%	103.198	103.048	102.918	102.748
4.250%	103.442	103.292	103.162	102.992
4.375%	103.652	103.502	103.372	103.202

(DU Arm Products: Max LTV = 90%)

100% GIFT PROGRAM

#300009 - 30 Year Fixed

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	100.084	99.954	99.834	99.694
3.875%	100.779	100.649	100.529	100.389
4.000%	101.442	101.312	101.192	101.052
4.125%	102.067	101.937	101.817	101.677
4.250%	102.670	102.540	102.420	102.280
4.375%	103.289	103.159	103.039	102.899
4.500%	103.876	103.746	103.626	103.486
4.625%	104.431	104.301	104.181	104.041
4.750%	105.016	104.886	104.766	104.626
4.875%	105.445	105.315	105.195	105.055
5.000%	105.953	105.823	105.703	105.563

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
3.000%	100.612	100.462	100.332	100.162
3.125%	100.958	100.808	100.678	100.508
3.250%	101.285	101.135	101.005	100.835
3.375%	101.609	101.459	101.329	101.159
3.500%	101.943	101.793	101.663	101.493
3.625%	102.319	102.169	102.039	101.869
3.750%	102.666	102.516	102.386	102.216
3.875%	102.981	102.831	102.701	102.531
4.000%	103.093	102.943	102.813	102.643

#710012 (LP) - 7/1 Arm

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

Rate	15-Day	30 Day	45 Day	60 Day
3.250%	101.035	100.885	100.755	100.585
3.375%	101.405	101.255	101.125	100.955
3.500%	101.744	101.594	101.464	101.294
3.625%	102.176	102.026	101.896	101.726
3.750%	102.609	102.459	102.329	102.159
3.875%	103.009	102.859	102.729	102.559
4.000%	102.988	102.838	102.708	102.538
4.125%	103.225	103.075	102.945	102.775
4.250%	103.325	103.175	103.045	102.875

#910012 (LP) - 10/1 Arm

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

Rate	15-Day	30 Day	45 Day	60 Day
3.500%	100.952	100.802	100.672	100.502
3.625%	101.438	101.288	101.158	100.988
3.750%	101.897	101.747	101.617	101.447
3.875%	102.319	102.169	102.039	101.869
4.000%	102.772	102.622	102.492	102.322
4.125%	103.195	103.045	102.915	102.745
4.250%	103.192	103.042	102.912	102.742
4.375%	103.402	103.252	103.122	102.952
4.500%	103.410	103.260	103.130	102.960

(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
3.500%	101.209	101.059	100.939	100.799
3.625%	101.344	101.194	101.074	100.934
3.750%	102.686	102.536	102.416	102.276
3.875%	103.131	102.981	102.861	102.721
4.000%	103.613	103.463	103.343	103.203
4.125%	103.702	103.552	103.432	103.292
4.250%	104.528	104.378	104.258	104.118
4.375%	104.991	104.841	104.721	104.581
4.500%	105.077	104.927	104.807	104.667
4.625%	105.363	105.213	105.093	104.953
4.750%	106.034	105.884	105.764	105.624

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

Rate	15-Day	30 Day	45 Day	60 Day
3.500%	101.006	100.856	100.736	100.596
3.625%	101.384	101.234	101.114	100.974
3.750%	102.471	102.321	102.201	102.061
3.875%	102.961	102.811	102.691	102.551
4.000%	103.346	103.196	103.076	102.936
4.125%	103.742	103.592	103.472	103.332
4.250%	104.263	104.113	103.993	103.853
4.375%	104.590	104.440	104.320	104.180
4.500%	105.038	104.888	104.768	104.628
4.625%	105.403	105.253	105.133	104.993
4.750%	105.712	105.562	105.442	105.302

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

Rate	15-Day	30 Day	45 Day	60 Day
2.875%	101.274	101.124	101.004	100.864
3.000%	101.710	101.560	101.440	101.300
3.125%	102.221	102.071	101.951	101.811
3.250%	102.541	102.391	102.271	102.131
3.375%	103.050	102.900	102.780	102.640
3.500%	103.478	103.328	103.208	103.068
3.625%	103.892	103.742	103.622	103.482
3.750%	104.042	103.892	103.772	103.632
3.875%	104.442	104.292	104.172	104.032
4.000%	104.745	104.595	104.475	104.335
4.125%	105.152	105.002	104.882	104.742

#150200 - 15 Year Fixed - VA

Rate	15-Day	30 Day	45 Day	60 Day
2.875%	101.080	100.930	100.810	100.670
3.000%	101.498	101.348	101.228	101.088
3.125%	102.010	101.860	101.740	101.600
3.250%	102.365	102.215	102.095	101.955
3.375%	102.857	102.707	102.587	102.447
3.500%	103.269	103.119	102.999	102.859
3.625%	103.686	103.536	103.416	103.276
3.750%	103.870	103.720	103.600	103.460
3.875%	104.259	104.109	103.989	103.849
4.000%	104.552	104.402	104.282	104.142
4.125%	104.961	104.811	104.691	104.551

#300216 - VA 30 Yr Cash Out to 100%

Rate	15-Day	30 Day	45 Day	60 Day
3.500%	101.033	100.883	100.763	100.623
3.625%	100.946	100.796	100.676	100.536
3.750%	102.405	102.255	102.135	101.995
3.875%	102.914	102.764	102.644	102.504
4.000%	103.358	103.208	103.088	102.948
4.125%	103.399	103.249	103.129	102.989
4.250%	104.290	104.140	104.020	103.880
4.375%	104.617	104.467	104.347	104.207

#150216 - VA 15 Yr Cash Out to 100%

Rate	15-Day	30 Day	45 Day	60 Day
3.125%	101.168	101.018	100.898	100.758
3.250%	102.122	101.972	101.852	101.712
3.375%	102.406	102.256	102.136	101.996
3.500%	102.572	102.422	102.302	102.162
3.625%	102.866	102.716	102.596	102.456
3.750%	103.565	103.415	103.295	103.155
3.875%	103.758	103.608	103.488	103.348
4.000%	104.070	103.920	103.800	103.660

#300215 - 30 Yr VA IRRRL w/No Appraisal

Rate	15-Day	30 Day	45 Day	60 Day
3.500%	100.955	100.805	100.685	100.545
3.625%	101.384	101.234	101.114	100.974
3.750%	102.174	102.024	101.904	101.764
3.875%	102.774	102.624	102.504	102.364
4.000%	103.346	103.196	103.076	102.936
4.125%	103.742	103.592	103.472	103.332
4.250%	103.968	103.818	103.698	103.558
4.375%	104.518	104.368	104.248	104.108

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

Caps: 1/5 Margin: 2.000

Rate	15-Day	30 Day	45 Day	60 Day
3.500%	102.882	102.732	102.582	102.382
3.625%	102.442	102.292	102.142	101.942
3.750%	102.749	102.599	102.449	102.249
3.875%	102.457	102.307	102.157	101.957

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

Rate	15-Day	30 Day	45 Day	60 Day
3.500%	102.838	102.688	102.538	102.338
3.625%	102.402	102.252	102.102	101.902
3.750%	102.499	102.349	102.199	101.999
3.875%	102.390	102.240	102.090	101.890

Expiration Dates

15 Day	5/15/17
30 Day	5/30/17
45 Day	6/12/17
60 Day	6/27/17
90 Day	7/27/17

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

NEWS & NOTES

U/W Turn Times:
Working date file moved from
Review to UW:

Conv:	Gov't	USDA
4/26	4/26	4/25

Conditions: 4/25
Updated: 4/28

In accordance with the final Federal Reserve Board ruling, this published pricing structure may be used in connection with your "Borrower Paid Compensation structures. Please refer to your individual company's executed compensation agreement with MSI, to determine your prescribed premium/commission structure if opting for the "Lender Paid Compensation" structure.

75 & 90 day locks now available on the conforming fixed products!
All "Wholesale" transactions must be "Lender Paid Comp".

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.

Price Improvement!

MSI
Your Easiest Path to Mortgage Lending℠

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

High Balance Programs

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

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	99.948	99.818	99.698	99.558
3.875%	100.646	100.516	100.396	100.256
4.000%	101.310	101.180	101.060	100.920
4.125%	101.936	101.806	101.686	101.546
4.250%	102.142	102.012	101.892	101.752
4.375%	102.664	102.534	102.414	102.274
4.500%	103.251	103.121	103.001	102.861

FHA - High Balance
30 Year Fixed - #300117

Rate	15-Day	30 Day	45 Day	60 Day
3.500%	100.583	100.383	100.133	99.983
3.625%	100.841	100.641	100.391	100.241
3.750%	102.253	102.053	101.803	101.653
3.875%	102.686	102.486	102.236	102.086
4.000%	102.976	102.776	102.526	102.376
4.125%	103.185	102.985	102.735	102.585
4.250%	103.700	103.500	103.250	103.100

FHA Streamline - High Balance
30 Year Fixed - #300148

Rate	15-Day	30 Day	45 Day	60 Day
3.375%	99.827	99.627	99.377	99.227
3.500%	100.356	100.156	99.906	99.756
3.625%	100.595	100.395	100.145	99.995
3.750%	102.053	101.853	101.603	101.453
3.875%	102.466	102.266	102.016	101.866
4.000%	102.796	102.596	102.346	102.196
4.125%	102.932	102.732	102.482	102.332

VA - High Balance
30 Year Fixed - #300217

Rate	15-Day	30 Day	45 Day	60 Day
3.500%	101.016	100.816	100.566	100.416
3.625%	101.378	101.178	100.928	100.778
3.750%	102.301	102.101	101.851	101.701
3.875%	102.787	102.587	102.337	102.187
4.000%	103.241	103.041	102.791	102.641
4.125%	103.565	103.365	103.115	102.965
4.250%	103.896	103.696	103.446	103.296

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

Rate	15-Day	30 Day	45 Day	60 Day
3.125%	99.907	99.777	99.657	99.517
3.250%	100.911	100.781	100.661	100.521
3.375%	101.266	101.136	101.016	100.876
3.500%	101.750	101.620	101.500	101.360
3.625%	102.092	101.962	101.842	101.702
3.750%	102.407	102.277	102.157	102.017
3.875%	102.782	102.652	102.532	102.392

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: 660
IRRRL's - Not available
Max loan amount = $700,000

Any applicable agency adjusters apply.

Conforming Fixed/Arm & High Balance Price Adjustments

Loan Amount

$20,000 - $39,999	-1.500
$40,000 - $69,999	-.750
$70,000 - $99,999	-.500
$100,000 - $119,999	-.125
$120,000 -,$249,999	No Adj.
$250,000 - $349,999	+.250
$350,000 to conf non-HB limit	+.375

Misc. Adjustments

Escrow Waiver	-.250	N/O/O: LTV <= 75.00%	-2.125
Escrow Waiver (Ins Only)	-.125	N/O/O: LTV 75.01% - 80.00%	-3.375
CA Escrow Waiver (ltv < 90% allowed)	-.100	75 day lock (from 60 day price) *	-.175
2-4 Unit	-1.000	90 day lock (from 60 day price) *	-.375
Condo - LTV<=75.00% (> 15 yr terms)	No Adj.	Fannie 97 (LTV 95.01 - 97.00%)	No Adj.
Condo - LTV>75.00% (> 15 yr terms)	-.750	FICO 620 - 679 (Fixed Rate Programs)	-.250

* 75 & 90 day lock only available on conforming fixed programs: #300000, #200000, #150000, #100000

Current Index

Treasury	1.02%
Libor	1.774%
Week Ending	4/28

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

Agency FICO/LTV Adjustments (Updated 6/25/15)

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

Applicable to all loan terms greater than 15 years.

Secondary Financing

LTV	CLTV	FICO < 720	FICO >= 720
<= 75	<= 80	-.375	-.375
<= 65	>80 <=95	-.875	-.625
>65 <=75	>80 <=95	-1.125	-.875
>75 <=90	>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.

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.

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

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	-2.80	-3.77	-4.63	-6.09	-6.40
85.01 - 90.00%	-1.20	-1.70	-2.10	-2.93	-3.55	-4.84	-5.00
80.01 - 85.00%	-0.62	-0.75	-0.90	-1.09	-1.28	-1.76	-1.81
25 Yr Term	0	0	0	+.20	+.20	+.20	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 720+

LTV	Upfront .50%	Upfront .75%	Upfront 1.00%	Upfront 1.25%
90.01 - 95.00%	.53	.47	.40	.33
85.01 - 90.00%	.31	.24	.18	.12
80.01 - 85.00%	.18	.14	.05	.04

(Factors listed above indicate monthly MI payment factor in addition to the upfront borrower paid premium)

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 - 59,999	-.750
$60,000 - $99,999	-.375
$100,000 - $119,999	-.125
$120,000 - $199,999	No Adj.
$200,000 - $249,999	+.125
$250,000 to non-HB limit	+.250

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	
FHA Refi (Fixed Only-Non Streamline Doc)	-.125
20 Year Term = Same as 30 yr pricing	
25 Year Term = Same as 30 yr pricing	
VA loans not available in DC, MA, NY, RI, WV	

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

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.

Price Improvement!

MSI
Your Easiest Path to Mortgage Lending™

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

DU Refi Plus Program

DU Refi Plus Program — 30 Year Fixed - #300003

Rate	15-Day	30 Day	45 Day	60 Day
3.875%	100.562	100.432	100.312	100.172
4.000%	101.255	101.125	101.005	100.865
4.125%	101.877	101.747	101.627	101.487
4.250%	102.430	102.300	102.180	102.040
4.375%	103.066	102.936	102.816	102.676
4.500%	103.645	103.515	103.395	103.255
4.625%	104.210	104.080	103.960	103.820

DU Refi Plus Program — 20 Year Fixed - #200003

Rate	15-Day	30 Day	45 Day	60 Day
3.875%	101.562	101.432	101.312	101.172
4.000%	102.148	102.018	101.898	101.758
4.125%	102.748	102.618	102.498	102.358
4.250%	103.467	103.337	103.217	103.077
4.375%	104.027	103.897	103.777	103.637
4.500%	104.502	104.372	104.252	104.112
4.625%	104.969	104.839	104.719	104.579

DU Refi Plus Program — 15 Year Fixed - #150003

Rate	15-Day	30 Day	45 Day	60 Day
3.250%	100.570	100.440	100.320	100.180
3.375%	101.001	100.871	100.751	100.611
3.500%	101.999	101.869	101.749	101.609
3.625%	102.419	102.289	102.169	102.029
3.750%	102.757	102.627	102.507	102.367
3.875%	103.132	103.002	102.882	102.742
4.000%	103.472	103.342	103.222	103.082

"Un-Capped" Price Adjustments

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

State adjusters 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	<=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
3.875%	100.562	100.432	100.312	100.172
4.000%	101.255	101.125	101.005	100.865
4.125%	101.877	101.747	101.627	101.487
4.250%	102.430	102.300	102.180	102.040
4.375%	103.066	102.936	102.816	102.676
4.500%	103.645	103.515	103.395	103.255
4.625%	104.210	104.080	103.960	103.820
4.750%	104.585	104.455	104.335	104.195

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

Rate	15-Day	30 Day	45 Day	60 Day
3.000%	-1.150	-1.280	-1.400	-1.540
3.125%	-1.150	-1.280	-1.400	-1.540
3.250%	100.570	100.440	100.320	100.180
3.375%	101.001	100.871	100.751	100.611
3.500%	102.757	102.627	102.507	102.367
3.625%	103.132	103.002	102.882	102.742
3.750%	103.472	103.342	103.222	103.082
3.875%	103.758	103.628	103.508	103.368

LP Relief "Open Access" Program

LP Relief Program — 30 Year Fixed - #300007

Rate	15-Day	30 Day	45 Day	60 Day
3.875%	100.377	100.247	100.127	99.987
4.000%	101.244	101.114	100.994	100.854
4.125%	101.874	101.744	101.624	101.484
4.250%	102.503	102.373	102.253	102.113
4.375%	103.044	102.914	102.794	102.654
4.500%	103.731	103.601	103.481	103.341
4.625%	104.277	104.147	104.027	103.887
4.750%	104.893	104.763	104.643	104.503

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

Rate	15-Day	30 Day	45 Day	60 Day
3.875%	100.355	100.225	100.105	99.965
4.000%	101.103	100.973	100.853	100.713
4.125%	101.776	101.646	101.526	101.386
4.250%	102.367	102.237	102.117	101.977
4.375%	102.905	102.775	102.655	102.515
4.500%	103.397	103.267	103.147	103.007
4.625%	104.047	103.917	103.797	103.657

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

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

LP Relief Program — 15 Year Fixed - #150007

Rate	15-Day	30 Day	45 Day	60 Day
3.250%	100.659	100.529	100.409	100.269
3.375%	101.226	101.096	100.976	100.836
3.500%	102.000	101.870	101.750	101.610
3.625%	102.481	102.351	102.231	102.091
3.750%	102.820	102.690	102.570	102.430
3.875%	103.241	103.111	102.991	102.851
4.000%	103.713	103.583	103.463	103.323

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

Rate	15-Day	30 Day	45 Day	60 Day
3.500%	102.000	101.870	101.750	101.610
3.625%	102.481	102.351	102.231	102.091
3.750%	102.820	102.690	102.570	102.430
3.875%	103.136	103.006	102.886	102.746
4.000%	103.501	103.371	103.251	103.111
4.125%	103.862	103.732	103.612	103.472
4.250%	104.178	104.048	103.928	103.788

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
3.500%	101.181	100.953	100.773	100.550
3.625%	101.206	100.978	100.798	100.575
3.750%	102.591	102.363	102.183	101.960
3.875%	103.164	102.936	102.756	102.533
4.000%	103.687	103.459	103.279	103.056
4.125%	103.654	103.426	103.246	103.023
4.250%	105.432	105.204	105.024	104.801
4.375%	105.909	105.681	105.501	105.278
4.500%	106.168	105.940	105.760	105.537
4.625%	105.102	104.874	104.694	104.471
4.750%	106.862	106.634	106.454	106.231

Max GRH Rate = 4.750%

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)

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.

Price Improvement!

MSI
Your Easiest Path to Mortgage Lending℠

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

Jumbo Programs

#300440 - 30 Year Jumbo

Rate	15-Day	30 Day	45 Day	60 Day
4.250%	100.129	100.066	100.004	99.941
4.375%	100.629	100.566	100.504	100.441
4.500%	101.129	101.066	101.004	100.941
4.625%	101.629	101.566	101.504	101.441
4.750%	102.129	102.066	102.004	101.941
4.875%	102.504	102.441	102.379	102.316
5.000%	102.879	102.816	102.754	102.691
5.125%	103.254	103.191	103.129	103.066
5.250%	103.629	103.566	103.504	103.441

#200440 - 20 Year Jumbo

Rate	15-Day	30 Day	45 Day	60 Day
4.250%	100.629	100.566	100.504	100.441
4.375%	101.129	101.066	101.004	100.941
4.500%	101.629	101.566	101.504	101.441
4.625%	102.129	102.066	102.004	101.941
4.750%	102.629	102.566	102.504	102.441
4.875%	103.004	102.941	102.879	102.816
5.000%	103.379	103.316	103.254	103.191
5.125%	103.754	103.691	103.629	103.566
5.250%	104.129	104.066	104.004	103.941

#150440 - 15 Year Jumbo

Rate	15-Day	30 Day	45 Day	60 Day
3.875%	99.672	99.609	99.547	99.484
4.000%	100.047	99.984	99.922	99.859
4.125%	100.422	100.359	100.297	100.234
4.250%	100.797	100.734	100.672	100.609
4.375%	101.172	101.109	101.047	100.984
4.500%	101.547	101.484	101.422	101.359
4.625%	101.922	101.859	101.797	101.734
4.750%	102.234	102.171	102.109	102.046
4.875%	102.547	102.484	102.422	102.359

#100440 - 10 Year Jumbo

Rate	15-Day	30 Day	45 Day	60 Day
4.000%	100.422	100.359	100.297	100.234
4.125%	100.797	100.734	100.672	100.609
4.250%	101.172	101.109	101.047	100.984
4.375%	101.547	101.484	101.422	101.359
4.500%	101.922	101.859	101.797	101.734
4.625%	102.297	102.234	102.172	102.109
4.750%	102.609	102.546	102.484	102.421
4.875%	102.922	102.859	102.797	102.734

#510440 - 5/1 Arm

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

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	100.526	100.463	100.401	100.338
3.875%	100.839	100.776	100.714	100.651
4.000%	101.151	101.088	101.026	100.963
4.125%	101.464	101.401	101.339	101.276
4.250%	101.776	101.713	101.651	101.588

#710440 - 7/1 Arm

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

Rate	15-Day	30 Day	45 Day	60 Day
3.875%	101.156	101.093	101.031	100.968
4.000%	101.531	101.468	101.406	101.343
4.125%	101.906	101.843	101.781	101.718
4.250%	102.218	102.155	102.093	102.030
4.375%	102.531	102.468	102.406	102.343

#910440 - 10/1 Arm

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

Rate	15-Day	30 Day	45 Day	60 Day
4.250%	101.051	100.988	100.926	100.863
4.375%	101.426	101.363	101.301	101.238
4.500%	101.801	101.738	101.676	101.613
4.625%	102.114	102.051	101.989	101.926
4.750%	102.426	102.363	102.301	102.238

Price Adjustments

	<=60%	60.01 - 70%	70.01 75%	75.01 80%
FICO:				
780+	+.500	+.250	+.125	+.125
760 - 779	+.250	+.250	0	-.125
740 - 759	+.125	0	-.125	-.375
720 - 739	0	-..125	-.250	-.750
700 - 719	-.125	-.375	-.500	-1.000
Property:				
Investment Prop.	-1.750	N/A	N/A	N/A
3 Unit	-.375	-.375	N/A	N/A
4 Unit	-1.000	-1.000	N/A	N/A
Cash Out	-.250	-.375	N/A	N/A

Price Adjustments

Refinance (30 & 20 Yr)	-0.375
Refinance (15 & 10 Yr)	-0.375
Refinance (5/1 & 7/1 Arm)	-0.250
Refinance (10/1 Arm)	-0.375
2nd Home	-.250

RATE Adjustment

Preferred Payment Plan (ACH)*	-.250% (To Rate)

* Rate can be reduced by .250% by setting up an ACH for monthly payments.

Program Features

Min FICO = 700 (Fixed)
Min FICO = 720 (Arms)
Max Loan Amount = $3.0 Mil
No Escrow Waiver Fee!

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%	101.056	100.781	100.631	100.456
4.000%	101.473	101.198	101.048	100.873
4.125%	101.608	101.333	101.183	101.008
4.250%	102.312	102.037	101.887	101.712
4.375%	102.709	102.434	102.284	102.109
4.500%	102.960	102.685	102.535	102.360
4.625%	102.962	102.687	102.537	102.362
4.750%	103.118	102.843	102.693	102.518
4.875%	103.120	102.845	102.695	102.520
5.000%	103.203	102.928	102.778	102.603

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%	100.540	100.290	100.165	100.015
3.750%	102.083	101.833	101.708	101.558
3.875%	102.440	102.190	102.065	101.915
4.000%	102.771	102.521	102.396	102.246
4.125%	103.102	102.852	102.727	102.577
4.250%	103.860	103.610	103.485	103.335
4.375%	104.072	103.822	103.697	103.547
4.500%	104.310	104.060	103.935	103.785

FHA Streamline w/FICO 580-619

30 Year Fixed - #300154

Rate	15-Day	30 Day	45 Day	60 Day
4.000%	101.271	101.021	100.896	100.746
4.125%	101.602	101.352	101.227	101.077
4.250%	102.360	102.110	101.985	101.835
4.375%	102.572	102.322	102.197	102.047
4.500%	102.810	102.560	102.435	102.285
4.625%	102.997	102.747	102.622	102.472

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

HomeReady

Home Ready (DU)

#300053 - 30 Year Fixed

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	100.150	100.020	99.900	99.760
3.875%	100.845	100.715	100.595	100.455
4.000%	101.508	101.378	101.258	101.118
4.125%	102.133	102.003	101.883	101.743
4.250%	102.736	102.606	102.486	102.346
4.375%	103.355	103.225	103.105	102.965
4.500%	103.942	103.812	103.692	103.552
4.625%	104.462	104.332	104.212	104.072

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.

Home Possible

Home Possible (LP)

#300036 - 30 Year Fixed

Rate	15-Day	30 Day	45 Day	60 Day
3.875%	100.695	100.565	100.445	100.305
4.000%	101.358	101.228	101.108	100.968
4.125%	101.983	101.853	101.733	101.593
4.250%	102.586	102.456	102.336	102.196
4.375%	103.205	103.075	102.955	102.815
4.500%	103.804	103.674	103.554	103.414
4.625%	104.343	104.213	104.093	103.953
4.750%	104.953	104.823	104.703	104.563

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

Important Information About MSI:

Account Executive

Brent Wilder 309-826-0484 bwilder@msiloans.biz

Re-Lock Policy

15 Day Relock: Worse Case Pricing
30 Day Relock: Worse Case Pricing
(Max of 2 relocks allowed)
(2nd relock is max of 15 days and requires a closing date)

Extension Policy

2 Days (Only if 2 is all that is needed) Free!
1-30 Days (Max = 30 days) -.020/day

** 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. Not to be used to determine eligibility.
** All loans must disburse by expiration date and be delivered to MSI within 4 days of disbursement.
** Lower of two median credit scores used for all programs.
** All extension/relock requests must be requested prior to 5 pm ct.

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.

Price Improvement!

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

Medical Doctor Program

#300062 - 30 Year Fixed - Med Dr.

Rate	15-Day	30 Day	45 Day	60 Day
4.000%	99.416	99.291	99.166	99.041
4.125%	100.104	99.979	99.854	99.729
4.250%	100.712	100.587	100.462	100.337
4.375%	101.320	101.195	101.070	100.945
4.500%	101.957	101.832	101.707	101.582
4.625%	102.526	102.401	102.276	102.151
4.750%	103.105	102.980	102.855	102.730

#200062 - 20 Year Fixed - Med Dr.

Rate	15-Day	30 Day	45 Day	60 Day
3.750%	100.062	99.937	99.812	99.687
3.875%	100.626	100.501	100.376	100.251
4.000%	101.137	101.012	100.887	100.762
4.125%	101.699	101.574	101.449	101.324
4.250%	102.293	102.168	102.043	101.918
4.375%	102.926	102.801	102.676	102.551
4.500%	103.517	103.392	103.267	103.142

#150062 - 15 Year Fixed - Med Dr.

Rate	15-Day	30 Day	45 Day	60 Day
3.125%	98.961	98.836	98.711	98.586
3.250%	99.908	99.783	99.658	99.533
3.375%	100.344	100.219	100.094	99.969
3.500%	100.751	100.626	100.501	100.376
3.625%	101.180	101.055	100.930	100.805
3.750%	101.608	101.483	101.358	101.233
3.875%	102.055	101.930	101.805	101.680

#100062 - 10 Year Fixed - Med Dr.

Rate	15-Day	30 Day	45 Day	60 Day
3.125%	98.461	98.336	98.211	98.086
3.250%	99.408	99.283	99.158	99.033
3.375%	99.844	99.719	99.594	99.469
3.500%	100.251	100.126	100.001	99.876
3.625%	100.680	100.555	100.430	100.305
3.750%	101.108	100.983	100.858	100.733
3.875%	101.555	101.430	101.305	101.180

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

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.