



Mortgage Services III, LLC
A Subsidiary of First State Bank Member FDIC

Wholesale Partner Announcement

At MSI...Your Interest Is Our Priority!

Issue Date 12/04/09 Effective Date 12/12/09 WPA 2009-046

Clarifications – Maximum Conventional DTI

Purpose	This communication announces: ✓ MSI clarifications for the Conventional DTI and Change in Effective Date.
Effective Date	Revised: For conventional loans locked on/after 12/12/09, the Maximum DTI is 45%.
Maximum DTI	<p>MSI would like to further clarify our Conventional DTI requirements and revise the effective date, as noted above.</p> <p>DU – Version 8.0 – Implementation 12/12/09</p> <ul style="list-style-type: none"> ✓ DU Version 8.0 – MSI requires submission to DU Version 8.0 on/after 12/12/09. <ul style="list-style-type: none"> • For all loans submitted through DU Version 8.0 (submitted to DU on/after 12/12/09 – regardless of lock date); MSI will apply the following: Maximum DTI 45%, regardless of the AUS, and the loan must receive an Approve/Eligible. ✓ Exception - DU Version 7.1 – MSI will continue to honor loans <u>originally submitted</u> to Version 7.1 through 12/11/09. <ul style="list-style-type: none"> • MSI will accept the DTI approved by DU (not to exceed 55%); the loan must receive an Approve/Eligible. • Loans <u>originally submitted</u> to Version 7.1 before 12/12/09 and resubmitted through Version 7.1 will be honored as noted above; however, all loans submitted and/or resubmitted through Version 7.1 must be closed and delivered to MSI for purchase no later than 1/30/10. • Important Note: If the credit report expires on/after 12/12/09; MSI requires that the loan be submitted to DU Version 8.0 to pull the new credit report and review the loan. The “new” DTI guidelines apply. <p>Notes:</p> <ul style="list-style-type: none"> ✓ MSI will continue to accept DU Refil Plus loans at Maximum DTI permitted by the AUS; there is no change to our current guidelines. <p>LP</p> <ul style="list-style-type: none"> ✓ MSI will apply a maximum 45% DTI to all LP loans locked with MSI on/after 12/12/09 (regardless of registration or submission date). <ul style="list-style-type: none"> • The LP loan must have an Accept/Eligible and must not exceed a 45% DTI (regardless of the LP decision) to be eligible for purchase. • LP Relief Refinance Mortgages are acceptable to the DTI permitted by the AUS, there is no change to our current guidelines.
Seller Guide	As Applicable: The Seller Guide and any Product Quick Reference Sheets will be updated within 2 business days of the effective date of the change.
Questions	If you have questions, contact your Account Executive.

WPA-09-046

This communication is intended for use only by mortgage professionals and business partners of Mortgage Services III, LLC (MSI).

