

FOR IMMEDIATE RELEASE**Media Contact:**

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Mortgage Success Source Forms Strategic Alliance with NYLX to Offer Product and Pricing Engine

Mortgage Success Source, the nation's leading provider of products and services designed to help America's mortgage loan originators achieve success and grow their businesses, partners with NYLX, Inc., to provide automated real-time product and pricing information to its customers.

Westlake Village, CA November 5, 2008 – Mortgage Success Source (MSS), the joint venture of The Mortgage Market Guide, LoanToolbox, and The Duncan Group, forges strategic alliance with NYLX, the leading provider of point of sale product eligibility and best execution loan pricing solutions, to provide real-time product and pricing information to its customers. Through this new program, Mortgage Success Source will be able to provide users with an automated system for accessing accurate and real-time product and price information for mortgage loan programs.

"We chose a strategic alliance with NYLX because of their commitment to being in the forefront of eligibility and loan pricing through new techniques, innovations and challenging conventional solutions. Our customers will benefit from a new add-on service that leverages the NYLX eligibility and loan pricing engine and will help loan originators effectively qualify more deals, keep up to date with investor products and guidelines, and reduce their costs," says David Fournier, CEO of Mortgage Success Source.

"Banks, credit unions and mortgage companies can more aggressively compete and increase profitability when their loan officers are not wasting time searching multiple investor databases to get to the data they require," says John Alexander, President of NYLX, Inc. "Our venture with Mortgage Success Source is indicative of how we are looking for innovative ways to bring mortgage professionals timely and accurate data that enables them to react quickly and achieve better execution on each transaction."

ABOUT MORTGAGE SUCCESS SOURCE

Mortgage Success Source (MSS) is the strategic alliance of Mortgage Market Guide, LoanToolbox and The Duncan Group. Featuring the talents of industry leaders Barry Habib, Sue Woodard, Greg Frost, Todd Duncan, and Jim McMahan, MSS provides money-making training and resources to more than 40,000 loan originators nationwide. MSS is the one-stop-shop for loan originators looking to achieve higher levels of success. All MSS products and technologies feature proven systems that are easy to implement and generate increased loan volume.

About NYLX

NYLX operates the mortgage industry's pre-eminent national electronic platform for accurate and up-to-date investor program data, rates, and guideline information. NYLX's industry leading product eligibility and best execution loan pricing solutions, coupled with timely market data, allow mortgage professionals the unique ability to adapt to market conditions in real-time, make smarter decisions, and achieve better executions on all transactions. Since 2004, NYLX has served as the premier conduit of information for mortgage brokers, bankers and investors with free, as well as fee-based service solutions that enhance product delivery, ensure accuracy and streamline processes and business channels. Additional information may be found at www.nylx.com.

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