

\*LOANSTAR\* AMORTIZATION MODEL  
LOTUS 123 VERSION  
MAY 1, 1989

=====

Developed by:

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WELCOME TO THE \*LOANSTAR\* AMORTIZATION WORKSHEET

This is a macro-driven worksheet to develop both fixed and adjustable rate loan amortization tables. Macros are used to prompt you for the input data, generate the table, and print the results. For information and help with this model, choose "Help/Instructions" from the main menu, which is accessed by pressing "Alt M".

If you have questions or comments, please feel free to contact us.

Bob O'Connor (612) 557-6845  
Jeff Junkermeier (612) 647-4745

This worksheet was developed and published by the individuals listed above, who are members of the Twin Cities Lotus User Group (TC-LUG) of Minneapolis and St Paul.

This model is copyrighted, shareware software. This means you are free to try out the model to see if it meets your needs, and to distribute it to others (subject to some restrictions) for the same purpose. However, the program is NOT free, and you are requested to become a registered user if you continue to use it after an initial trial period.

For more information on this item, please see the Help/Instructions section of this worksheet.

MACROS

=====

copy this row of formulas to cell K16 if needed;

#NAME?

copy this row of formulas to cell K17 if needed (fixed rate loans);

#VALUE!

copy this row of formulas to cell K17 if needed (ARM loans);

#VALUE!

-----

MENU1

MENU\_SAVE

MENU\_INPUT

\0

\C

\H

\I

\M

Menu\_Only

\P

\S

\V

ARMCHECK

Input\_loop6

Input\_loop7

Input\_loop8

CALC\_TABLE

Row#

CALC\_TOTALS

CLEAR

Counter

COPY\_FIXED

COPY\_ARM

HLP\_LOOP

Hlp\_Scrn

Hlp\_Cont

Key

INPUT

Input\_loop1

Input\_loop2

Input\_loop3

Input\_loop4

Input\_loop5

MES\_RESET

PRN\_LOAN

SAVE\_NO

SAVE\_YES

Path\_Name2  
File\_Name2

SET\_WIDTH1

SET\_WIDTH2

=====  
HELP/INSTRUCTIONS  
=====



Instructions: General~

There are a series of help/instruction screens below.  
These cover the following topics:

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2  
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Press PgDn for more info or SPACEBAR to continue  
Instructions: Overview/Introduction~ (p 1)

This worksheet is designed for Lotus 123, version 2.0 or later.  
The various formulas will also work in Lotus Symphony and other  
spreadsheet programs compatible with 123. A separate version of  
this model has been developed for Symphony.

Although the model can be a very useful program, one of its main  
purposes is to be a learning tool for various levels of users.  
Some of the design features to accomplish this include the use of  
range names in formulas, clearly written macro code with comments,  
no hidden formulas or macros, no global protection, and the  
development of these help screens.

In addition, we added features that are perhaps "overkill" for  
this type of application, but help to illustrate advanced  
techniques. For example, various messages are displayed during  
macro execution that keep the user informed as to what the macros

Press PgDn for more info or SPACEBAR to continue  
Instructions: Overview/Introduction~ (p 2)

are doing or reinforce command line prompts for user input.

This model has some features that we believe are fairly unique, at  
least among public domain and shareware programs for loan  
amortizations:

-all the payments are dated so you can determine the status

of the loan for any time period

- year-to-date interest paid is calculated based on the dates
- the number of pages needed to print a table is automatically adjusted to match the number of payment months specified
- the data input macros check for several errors and re-prompt the user to enter valid information

Press PgDn for more info or SPACEBAR to continue  
Instructions: Fixed vs Adjustable Rate Mortgages~

The model allows you to generate a table with any reasonable number of monthly payment periods. In addition, you may specify either fixed rate or adjustable rate mortgages (ARMs).

ARMs allow the interest rate to fluctuate according to some external index. Typically there will be a cap on the amount the interest rate may change per adjustment, the maximum rate that may be charged at any time, and how often the current rate will be compared to the index (typically every 6 or 12 months).

If you specify an adjustable rate loan, you will be asked to provide the 3 items described above. The model will then proceed to calculate a "worst case" situation where the interest rate increases as fast as allowed. Once the table is generated, you may manually change the interest rates for any payment dates to test alternative scenarios. Press F9 to recalculate the table.

Press PgDn for more info or SPACEBAR to continue Instructions:  
Instructions: Worksheet Organization~

A1 -----  
| welcome  
| screen &  
| comments  
A40 -----  
|  
|  
| macros  
|  
|  
A236 -----  
|  
| help  
| &  
|instructions  
A500 -----

## Sheet1

Press PgDn for more info or SPACEBAR to continue

Instructions: Inputing Data~

When you choose INPUT from the main menu, any previous entries will be cleared, as will the previous table. After you enter your data, the model will proceed to generate the loan table.

If you make a mistake entering the data, you may hear a beep and be prompted to re-enter that item. If the macros are unable to detect the error, you must wait until the table has been calculated. You may then revise the input information and press the F9 key to recalculate the worksheet. However, the table length will not be revised if you change the number of payment months. For this you must again choose INPUT from the main menu.

Beginning with the second payment, the formulas in the payment and interest columns refer to the previous month's result. Thus, you may revise the payment or interest rate for any month in the table and all the subsequent months will be changed after you press F9.

Press PgDn for more info or SPACEBAR to continue

Instructions: Clearing the Table & Inputs~

If for some reason you wish to save the model to a disk and you do not need the current loan calculations, you should clear the table before saving to disk. The CLEAR choice from the main menu allows the template to save 123,000 bytes of storage compared to a 30 year loan table.

As mentioned in a previous help screen, the table and input area is automatically cleared when you select INPUT from the main menu.

Press PgDn for more info or SPACEBAR to continue

Instructions: Saving the worksheet~

This worksheet may be saved using the SAVE choice from the main menu. The program will take you to the screen that you see at the start of each session (with the "Welcome" message). You are then given the opportunity to revise the file name and the path name before saving. The "path name" is the directory location on the

## Sheet1

fixed disk, or a floppy disk drive. Unlike the normal 123 file save command, you will not be prompted if the file name already exists.

If you save the worksheet without changing either the file or path name, then the previous version of this file on the disk will be overwritten by the current version. If you wish to save a calculated table, revise the file name to create a new file and thus preserve the original model intact.

Remember that no changes made or data added to the worksheet are preserved until you save the worksheet to the disk.

Press PgDn for more info or SPACEBAR to continue

Instructions: Printing the loan table~

Select PRINT from the main menu to print the loan table. The margin settings are set by the macro named PRN\_LOAN and are best for 12 cpi (characters per inch) type style (Elite). If you need to use 10 cpi then go to the PRN\_LOAN macro and change the left margin to 0.

Note that the PRN\_LOAN macro expands the columns to provide better spacing on the printed page and then restores the previous widths to allow all the columns of the table to be visible on the screen at one time. If the macro is interrupted because of an error (such as "printer not ready"), then the macro will not have had the opportunity to reset the widths. However, the next time the print routine is run it will restore the original column widths.

The model takes into account the number of payment months and will print the table without wasting pages. A 36 month loan will require one page; a 360 month loan will require 6 pages.

Press PgDn for more info or SPACEBAR to continue

Instructions: Macros & program code~

"Macros" refers to the program instructions and routines developed by the authors to automate this model. These should only be revised by someone familiar with the macro command language and this model.

The macros are all stored in columns A through H, starting in row 41. They are grouped by type (eg menu routines, alt macros, other routines, etc) and organized alphabetically by range name. The macro names are shown in capital letters in the column to the left of the macro codes. Names for subroutines and storage cells within the macros are shown using proper case format. Within the macro code itself, all range names are shown in lower case format. Macro keywords, @functions and 123 commands are shown in capital letters.

To the right of the macro code is a column for comments to explain

## Sheet1

what is happening. These may not be very detailed or complete.

Press PgDn for more info or SPACEBAR to continue  
Instructions: Correcting/Avoiding calculation errors~

If the loan table shows "err" instead of results (and the input area is not blank) then the top two rows of formulas may have become damaged. These two rows of the loan table contain the formulas that are crucial to the model. The formulas in the first row reference the information in the input area. The second row references numbers from the first row. It is the second row that is copied down by the macros to create the rest of the table. A spare copy of these two rows of formulas is stored at the top of the macros section and you may copy them to the top of the table if you need to.

To avoid errors or damage to the model, do not add or delete columns or rows in the active area (approximately A1..Q500) of the worksheet. Also, do not use the "move" command on any portion of the loan table or input area.

Press PgDn for more info or SPACEBAR to continue  
Instructions: Shortcuts & Misc~

The choices from the main menu may be accessed directly by pressing the key combinations shown below.

Alt I	Input	Input new data and calculate a new table
Alt P	Print	Print the loan table (be sure printer is ready).
Alt V	View	Return to the top of the loan table area
Alt H	Help	Access help and instructions for this model
Alt C	Clear	Clear the table calcs (before saving to a disk)
Alt S	Save	Save this worksheet to disk

The worksheet is set to manual recalculation to speed up data entry and other operations. To recalculate after changes to data or formulas press the CALC key, which is F9.

The ending balance for fixed rate loans may not be exactly \$0.00 due to rounding of the formulas to 2 decimals (up to \$0.005\*months?).

Press PgDn for more info or SPACEBAR to continue  
Instructions: Comments on formulas~

The formula to calculate the payment dates is especially interesting. It was published in the public domain several years ago, but relatively few seem to be aware of it. It can take any

Sheet1

date and give the corresponding day in the following month. This is especially difficult for dates that occur after the 28th of the month. For example, a date of Jan 31, 1988 would convert to Feb 29, 1988 then Mar 31, then Apr 30, etc. In 1989, the latest date in Feb would be the 28th.

The formulas in the top row of the loan table are also interesting in that they illustrate the usefulness of range names to help interpret a formula (compare them to the second row). In addition, they illustrate the use of absolute references (compare them to the spare formulas at the top of the macro section).

Press PgDn for more info or SPACEBAR to continue  
Instructions: Registration and distribution~ (p 1)

The worksheet may be copied, distributed, and used subject to the following conditions:

- no changes may be made and distributed to others without our written consent;
- no fees may be charged other than for copying, shipping and handling, not to exceed \$10.00;
- persons who continue to use the model after an initial trial period are requested to become registered users;
- members of the Twin Cities Lotus User Group (TC-LUG) are automatically granted status as registered users;
- the registration fee is \$20.00 payable as shown below:

Press PgDn for more info or SPACEBAR to continue  
Instructions: Registration and distribution~ (p 2)

-----  
 REGISTRATION FORM: \*LOANSTAR\* AMORTIZATION WORKSHEET  
 =====

Model Date: May 1, 1989

Name: \_\_\_\_\_ Quantity \_\_\_\_\_

Organization: \_\_\_\_\_  x \$20.00 Fee  
 =====

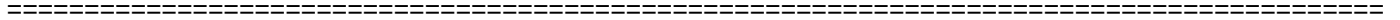
Street: \_\_\_\_\_  
 = \$ \_\_\_\_\_ Total Due

City: \_\_\_\_\_ State: \_\_ Zip: \_\_\_\_\_

Spreadsheet: \_\_\_\_\_  
(123, Symphony, etc.)

-----  
Press SPACEBAR to continue

saving file; please wait . . .



Press "PgDn" For Additional Comments

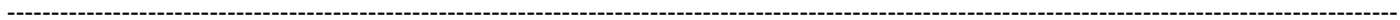
Press "PgDn" To View The Macros  
Press "Alt M" To Access Main Menu



#NAME?

0.00

#NAME?





## Sheet1

Quit

Leave this menu and return to "ready" mode

```
{QUIT}
```

No

Save the file using the file and path names shown?

```
{BRANCH save_no}
```

Adjustable Rate Mortgage

To input information for an Adjustable Rate Mortgage.

```
{copy_arm}
```

```
{BRANCH input}
```

```
{HOME}{GOTO}notes~
```

```
{BRANCH mes_reset}
```

```
{clear}
```

```
{BRANCH mes_reset}
```

```
{LET hlp_scrn,"instr_gen"}
```

```
{hlp_loop}
```

```
{HOME}{GOTO}loans~{MENUBRANCH menu_input}
```

```
{LET message,"select an option from the menu choices above"}
```

```
{LET message2,"select an option from the menu choices above"}~
```

```
{MENUBRANCH menu1}
```

```
{BRANCH mes_reset}
```

```
{BRANCH prn_loan}
```

```
{HOME}{GOTO}file_name~
```

```
{LET message,"press y or n . . ."}~
```

```
{MENUBRANCH menu_save}
```

```
{HOME}{GOTO}loans~
```

```
{BRANCH mes_reset}
```

```
{IF @CELL("TYPE",copy_block)="b"}{RETURN}
```

```
{GOTO}lifecap~
```

```
{GETNUMBER "Enter in the Lifetime Interest Rate Cap: ",lifecap}
```

```
{IF lifecap<1}{BEEP}{BEEP}{BRANCH input_loop6}
```

```
{IF lifecap<@ROUND(int_rate*100,3)}{BEEP}{BEEP}{BRANCH input_loop6}
```

```
{LET lifecap,lifecap/100}{IF @ISERR(lifecap)}{BEEP}{BEEP}{BRANCH input_loop6}
```

```
{DOWN}
```

```
{GETNUMBER "Enter in the Periodic Interest Rate Cap: ",adj_cap}
```

```
{IF adj_cap<1}{BEEP}{BEEP}{BRANCH input_loop7}
```

```
{LET adj_cap,adj_cap/100}{IF @ISERR(adj_cap)}{BEEP}{BEEP}{BRANCH input_loop7}
```

```
{DOWN 2}
```

Sheet1

```
{GETNUMBER "Enter in the number of months per Adjustment Period: ",adj_period}  
{IF @ISERR(adj_period)}{BEEP}{BEEP}{BRANCH input_loop8}
```

---

LIFETIME CAP:  
ADJUSTMENT CAP:  
MONTHS PER  
ADJUSTMENT PERIOD:

---

```
{LET message2,"calculating the loan table; please wait . . ."}~  
{WINDOWSOFF}  
{LET row#,@STRING(+months+@cell("row",tbl_loan)-3,0)}  
/Cformulas~k18..k  
51  
~{BRANCH calc_totals}
```

```
{GOTO}formulas~  
{RIGHT}{END}{DOWN 2}  
/RNCtotals~~  
/RNDtotals~  
/RNCtotals~  
{LEFT}..{RIGHT 5}{DOWN}~  
@REPEAT("-",@CELL("width",!{UP})-1)~  
/C~{RIGHT 2}..{RIGHT}~  
/RV{RIGHT 3}~~  
/RLR{RIGHT 3}~~  
{DOWN}  
@SUM({UP 2}..{END}{UP})~  
/RF,~~  
/C~{RIGHT 2}..{RIGHT}~  
{CALC}{HOME}{GOTO}  
loans~  
{LET message,"press Alt M to access main menu"}  
{LET message2,"Your Table is Ready (press Alt M to access main menu)"}~  
{WINDOWSON}{BEEP 3}{BEEP}
```

```
{LET message,"clearing the previous inputs and calc's; please wait . . ."}  
{LET message2,"clearing the previous inputs and calc's; please wait . . ."}~  
{HOME}{GOTO}  
loans~  
{GOTO}input_area~  
{BLANK input_area}  
{BLANK tbl_loan}  
/RFRtbl_loan~  
{CALC}{mes_reset}
```

## Sheet1

```
{BLANK copy_block}
/Cfrmlas_fixed~formulas~
```

```
/Cblock_#1~copy_block~
/Cfrmlas_arm~formulas~
```

```
{WINDOWSOFF}{HOME}
{GOTO}
instr_gen
~{LEFT}{RIGHT}{WINDOWSON}{LET COUNTER,1}
{GET key}
{IF key="{PGDN}"#AND#counter<15}{PGDN}{LET counter,counter+1}{BRANCH hlp_cont}
{IF key="{PGUP}"#AND#counter>1}{PGUP}{LET counter,counter-1}{BRANCH hlp_cont}
{IF key="Q"}{QUIT}
{IF key<>" "}{BEEP}{BRANCH hlp_cont}
{HOME}{GOTO}notes~
```

Q

```
{clear}
{LET message2,"enter the information requested above"}~
{GETNUMBER "Enter starting loan balance (do not add comma's): ",start_bal}
{IF @iserr(start_bal)}{BEEP}{BEEP}{BRANCH input_loop1}
{DOWN}
{GETNUMBER "Enter the annual interest rate (example: use 10.5 not .105): ",int_rate}
{IF int_rate<1}{BEEP}{BEEP}{BRANCH input_loop2}
{LET int_rate,int_rate/100}
{IF @ISERR(int_rate)}{BEEP}{BEEP}{BRANCH input_loop2}
{DOWN}
{GETNUMBER "Enter the loan term in months: ",months}
{IF @ISERR(months)}{BEEP}{BEEP}{BRANCH input_loop3}
{DOWN}
{GETNUMBER "Enter the monthly payment if known or press enter: ",payment}
{IF @ISERR(payment)}{LET payment,"@ROUND(@PMT(start_bal,int_rate/12,months),2)"}{EDIT}{HOME}{DELETE}
{DOWN}
{GETLABEL "Enter the date of the first payment (mm/dd/yy): ",pmt_date}
{IF @ISERR(@DATEVALUE(pmt_date))}{BEEP}{BEEP}{BRANCH input_loop5}
/RLRpmt_date~
{armcheck}
{CALC}
{BRANCH calc_table}

{LET message,"press Alt M to access main menu"}
{LET message2,"press Alt M to access main menu"}~

{LET message2,"printing the loan table; please wait..."}~
{HOME}{GOTO}
```

Sheet1

```
loans~
{set_width1}
{GOTO}tbl_loan~{UP 2}
/PPCAR
heading~
OMT0~MB5~
ML10
~MR100~
QAGCRR.
{RIGHT 6}{END}{DOWN 3}~
OBRtop_labels~QGPQ
{set_width2}
{BRANCH mes_reset}

{LET message,"revise file and path names and press Alt S"}~
{QUIT}

{LET message,"saving file; please wait . . ."}~
{LET file_name2,file_name}
{LET path_name2,path_name}
/FS {ESC}
B:\
LOANSTAR.WK1
~R{ESC}
{BRANCH mes_reset}

{WINDOWSOFF}
/WCS12~{RIGHT}
/WCS13~{RIGHT}
/WCS9~{RIGHT}
/WCS13~{RIGHT}
/WCS13~{RIGHT}
/WCS12~{RIGHT}
/WCS12~{LEFT 6}
{WINDOWSON}

{WINDOWSOFF}
/WCS12~{RIGHT}
/WCS11~{RIGHT}
/WCS7~{RIGHT}
/WCS11~{RIGHT}
/WCS11~{RIGHT}
/WCS10~{RIGHT}
/WCS10~{LEFT 6}
{WINDOWSON}
```

Overview/Introduction  
Fixed vs Adjustable Rate Mortgages (ARMs)  
Worksheet organization  
Inputing data  
Clearing the table & inputs  
Saving the worksheet  
Printing the loan table  
Macros & program code  
Correcting/Avoiding calculation errors  
Shortcuts & Misc  
Comments on formulas  
Registration & distribution of the model

I1 -----  
input area
loan table

=====

=====

#NAME?

#NAME?

0.000%

0.00

#NAME?

#NAME?

-----

Sheet1

Input

Input new data and calculate a new table

{HOME}{GOTO}loans~{MENUBRANCH menu\_input} {BRANCH \p}

Print

Print the loan table (be sure printer is ready).

Yes

Save the file using the file and path names shown?

{BRANCH save\_yes}

Fixed Rate Mortgage

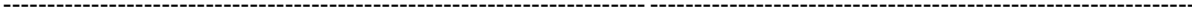
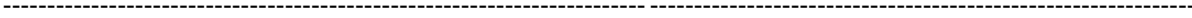
To input information for a Fixed Rate Mortgage.

{copy\_fixed}

{BRANCH input}



Block\_#1



P1

|

P12

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Sheet1

Send to:

=====

Copyright by:

=====

#NAME?

0.00

#NAME?

-----

View

Return to the top of the loan table area without clearing previous calcs

{BRANCH \v}











The diagram at left gives a basic idea as to how the worksheet is organized. It is not drawn to scale, and the row numbers may not be exactly correct if revisions have been made to other parts of the model since this map was created.

File\_Name  
Path\_Name

=====

R. M. O'Connor & Associates  
5490 Balsam Lane  
Plymouth, Mn, 55442

=====

#NAME?

0.00

#NAME?

-----

Help/Instructions

Access help and instructions for this model

{BRANCH \h}

confirms that the user wants to use the file and path names shown

allows either fixed or adjustable rate loans

run the appropriate sub routine

continue with the input routine

auto executing when wks loaded

runs the "Clear" routine

ACCESS HELP SYSTEM

control user's keystrokes

runs the "Input" routine

ACCESS MAIN MENU

display main menu

reset message for Alt M

runs the "Print" routine

ACCESS FILE SAVE ROUTINE

reset message to user

display save option menu

sets cursor to view input area and top of table

INPUTS FOR ADJUSTABLE RATE LOANS

check for incorrect entry

check for incorrect entry

convert the interest rate to percent

check for incorrect entry

convert the interest rate to percent

check for incorrect entry

used for entry of ARM info

#### GENERATES THE LOAN TABLE

determines the bottom row# for the table formulas  
copies formulas from row 17 to rest of tbl  
bottom row # for the table  
run the next subroutine

#### CREATE SUM FORMULAS BELOW TBL

klutzy but safe way to create a range name

enters dashed line at bottom of tbl columns that is one character less than the width of the column

enters @sum formulas below selected tbl columns  
formats the formula for punctuated style

reposition cursor

#### CLEAR THE INPUTS & TABLE

reposition cursor

reset cell formats  
recalc the remaining top two rows of table

used to keep within help screen area

setup input area for fixed rate loan

setup input area for ARM

#### HELP KEYSTROKE MONITOR

changes to various screens

loop to monitor keystrokes  
allow page down key to bottom of help area, 15 screens  
allow page up key to top of help area  
allow Q to quit  
only accept spacebar

stores keystrokes for help routine

run the "clear" routine and return

prompt user for info  
check for incorrect entry

prompt user for info  
check for incorrect entry  
convert interest into %  
check for incorrect entry

prompt user for info  
check for incorrect entry

prompt user for info  
accepts user's pmt or calculates it

prompt user for info  
check for incorrect entry  
right aligns the date label for appearances  
check if inputs needed for ARM  
recalcs the first few rows of formulas  
run the next routine

resets the message lines to prompt user to use Alt M

#### PRINT THE LOAN TABLE

## Sheet1

run routine to expand column widths  
reposition cursor  
clear old settings, then set top info for printing  
range name for input info printed at top of 1st page  
set margins top, bottom  
set left margin  
set right margin  
print the top few rows (input area), then reset the print range  
define the loan table to be the new print range  
set the column headings to be the top labels for each page & print  
run routine to restore column widths

cancel file save routine

### FILE SAVE ROUTINE

pulls info from cells H1 and H2

clears the previous file and path from command line

replace if existing, escape if the R is not needed because file is not replacing...

### EXPAND TBL COLUMN WIDTHS

### RESTORE TBL COLUMN WIDTHS

R. M. O'Connor & Associates  
5490 Balsam Lane  
Plymouth, Mn, 55442

LOANSTAR.WK1  
B:\

=====

=====

#NAME?

#VALUE!

#VALUE!

-----



Sheet1

Clear

Clear the table calculations (recommended before saving model to a disk)

{clear}



Sheet1

Save

Save this worksheet using the file name and directory in cells H1 and H2  
{BRANCH \s}







Sheet1

press Alt M to access main menu

=====

#NAME?

STARTING BALANCE:

ANNUAL INTEREST RATE:

TERM IN MONTHS:

MONTHLY PAYMENT AMOUNT:

DATE 1st PMT (mm/dd/yy):

PAYMENT  
DATE

=====

#NAME?

#NAME?

PMT  
AMOUNT

=====

#NAME? #NAME?

#NAME? #NAME?

INT  
RATE

=====

#NAME? #NAME?

#NAME? #NAME?

=====

LOAN AMORTIZATION SCHEDULE

-----

INTEREST PAID	PRINCIPAL PAID	BALANCE	YR-TO-DATE INTEREST
=====	=====	=====	=====
#NAME?	#NAME?	#NAME?	#NAME?
#NAME?	#NAME?	#NAME?	#NAME?