

**MORTGAGE CHARACTERISTICS**

Loan amount:	<b>\$95,000.00</b>	Number of points	2
Annual interest rate:	10.000%	Cost of points	\$1,900.00
Term in years:	30	Property tax(year)	\$2,100.00
Payments per year:	12	Condo Fees(monthly)	\$159.50
Tax Rate	28%	Monthly Mortgage Insurance	\$42.00

Calculated payment: **\$833.69** Estimated Actual payment: **\$1,210.19**

**RATE/ POINTS COMPARISON**

Alternative Rate	9.50%	Cost of Points	\$2,137.50
Number of Points	2.25	Alternative Payment	\$798.81
Expected Ownership(months)	240	Savings (Expense)/Month	\$34.88
		Months X Savings	\$8,371.56
		Interest Saved in todays \$	\$3,614.58
		Total Savings	<b>\$8,134.06</b>
		(in today's dollars)	<b>\$3,377.08</b>

**If Reinvested:**

Expected Yearly Return	10.000%	Balance at Term End	\$24,747.50
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**PAYMENT OPTIONS**

Additional Payment (monthly)	\$50.00	Payment (LumpSum)	\$5,000.00
Starting at Month No.	1	Paid at Month No.	10
Remaining Principal	\$95,000.00	Remaining Principal	\$94,608.91
Revised Term Months	272.57	Revised Term Months	272.39
Revised Term Years	22.71	Revised Term Years	22.70
No. Months Payments Saved	86.43	No. Months Payments Saved	77.61
Interest Saved	<b>#VALUE!</b>	Interest Saved	<b>\$60,536.92</b>
Tax Effect	<b>#VALUE!</b>	Tax Effect	<b>\$16,950.34</b>
After Tax Savings	<b>#VALUE!</b>	After Tax Savings	<b>\$43,586.58</b>

**REFINANCING ANALYSIS**

		ENTIRE TERM	EXPECTED TERM
New Interest Rate	7.850%	Remaining Principal at Refinancing	\$91,745.60
Starting at Month No.	61		\$91,745.60
Refinancing Fees	0	Savings Per Monthly Payment	(\$35.15)
Fees Financed	0	Gain/(Loss) in Principal	\$0.00
Fees Paid up Front	0	Total Payments Saved	\$93,716.23
			(\$2,284.72)
		Total Interest Saved	\$93,716.23
		Total Cost of Refinancing Fees	\$0.00
		Benefit of Refinancing	\$93,716.23
		Tax Effect	\$26,240.54
		After Tax Savings	<b>\$67,475.68</b>
			<b>\$9,690.76</b>
New Term in(months)	180	Corresponding Payment	\$868.84
Expected ownership (months)	65	Cost of Refinancing fees(monthly)	\$0.00
		New Monthly Payment	<b>\$868.84</b>
		Monthly Payments Increase by	<b>\$35.15</b>
Desired Monthly Payment	\$1,000.00	Corresponding Term	140.59

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Andrew Gregory  
P.O. Box 408  
Bethel, CT 06810

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61	87,873.75
62	87,722.34
63	87,569.67
64	87,415.72
65	87,260.49
66	87,103.97
67	86,946.14
68	86,787.00
69	86,626.53
70	86,464.73
71	86,301.57
72	86,137.06
73	85,971.18
74	85,803.91
75	85,635.25
76	85,465.18
77	85,293.70
78	85,120.79
79	84,946.44
80	84,770.63
81	84,593.36
82	84,414.61
83	84,234.37
84	84,052.63
85	83,869.38
86	83,684.60
87	83,498.27
88	83,310.40
89	83,120.96
90	82,929.94
91	82,737.33
92	82,543.12
93	82,347.28
94	82,149.82
95	81,950.71
96	81,749.94
97	81,547.49
98	81,343.36
99	81,137.53
100	80,929.98
101	80,720.71
102	80,509.69
103	80,296.91
104	80,082.36
105	79,866.02
106	79,647.87
107	79,427.91
108	79,206.12
109	78,982.48
110	78,756.97
111	78,529.59
112	78,300.31
113	78,069.12
114	77,836.00
115	77,600.94
116	77,363.92
117	77,124.93
118	76,883.94
119	76,640.95
120	76,395.93
121	76,148.87
122	75,899.75
123	75,648.56
124	75,395.27
125	75,139.87

126	74,882.34
127	74,622.67
128	74,360.83
129	74,096.81
130	73,830.59
131	73,562.15
132	73,291.48
133	73,018.55
134	72,743.34
135	72,465.84
136	72,186.03
137	71,903.89
138	71,619.40
139	71,332.53
140	71,043.28
141	70,751.61
142	70,457.51
143	70,160.97
144	69,861.95
145	69,560.44
146	69,256.42
147	68,949.86
148	68,640.75
149	68,329.06
150	68,014.78
151	67,697.87
152	67,378.33
153	67,056.12
154	66,731.23
155	66,403.63
156	66,073.30
157	65,740.22
158	65,404.36
159	65,065.71
160	64,724.23
161	64,379.90
162	64,032.71
163	63,682.62
164	63,329.62
165	62,973.67
166	62,614.76
167	62,252.86
168	61,887.94
169	61,519.98
170	61,148.95
171	60,774.83
172	60,397.60
173	60,017.22
174	59,633.67
175	59,246.92
176	58,856.95
177	58,463.73
178	58,067.24
179	57,667.44
180	57,264.31
181	56,857.82
182	56,447.94
183	56,034.65
184	55,617.91
185	55,197.70
186	54,773.99
187	54,346.74
188	53,915.94
189	53,481.55
190	53,043.53

191	52,601.87
192	52,156.52
193	51,707.47
194	51,254.67
195	50,798.10
196	50,337.73
197	49,873.51
198	49,405.43
199	48,933.45
200	48,457.54
201	47,977.66
202	47,493.78
203	47,005.87
204	46,513.89
205	46,017.81
206	45,517.60
207	45,013.22
208	44,504.64
209	43,991.82
210	43,474.72
211	42,953.32
212	42,427.57
213	41,897.44
214	41,362.89
215	40,823.89
216	40,280.40
217	39,732.37
218	39,179.78
219	38,622.59
220	38,060.75
221	37,494.23
222	36,922.99
223	36,346.99
224	35,766.19
225	35,180.55
226	34,590.02
227	33,994.58
228	33,394.18
229	32,788.77
230	32,178.32
231	31,562.78
232	30,942.11
233	30,316.26
234	29,685.21
235	29,048.89
236	28,407.27
237	27,760.30
238	27,107.95
239	26,450.15
240	25,786.88
241	25,118.08
242	24,443.70
243	23,763.71
244	23,078.04
245	22,386.67
246	21,689.53
247	20,986.58
248	20,277.78
249	19,563.07
250	18,842.40
251	18,115.73
252	17,383.00
253	16,644.16
254	15,899.17
255	15,147.97

256	14,390.51
257	13,626.74
258	12,856.60
259	12,080.05
260	11,297.02
261	10,507.47
262	9,711.34
263	8,908.58
264	8,099.12
265	7,282.92
266	6,459.92
267	5,630.06
268	4,793.28
269	3,949.53
270	3,098.75
271	2,240.88
272	1,375.86
273	503.64
274	0.00
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mortgage on their home is the largest single investment that they will ever make. Designed to help you better understand how your mortgage payments are made, this program will help you make the best and most informed financing decisions.

Where if you like it and find it useful please send a payment of \$15 to:

You will receive an instruction manual, along with my OPTIMIZER macro (Please note: The macro will automatically determine the optimal refinancing period or optimal expected refinancing Analysis section) and give a graphical display of the results.

Includes lists of four programs and one macro sheet.

Comprehensive mortgage analysis  
Yearly amortization tables for analyzing effect of various term or rate structures on a base mortgage.  
Yearly amortization which allows for different inputted interest rates for each fixed rate table is provided for comparison.  
The amortization table is compared to a flexible table which allows for various terms.  
Sheet for print menus

Cells that are bordered on all sides are the input cells.  
The program has specialized print menus which allow for personalized page set-up

The program prints out only data for additional monthly payments not lumpsum payments. If mortgage parameters, your expected term results will be computed in cases in excess of the financing term but these results are not valid. Be careful!





732.28	151.41	87,722.34	46,627.61
731.02	152.67	87,569.67	47,358.63
729.75	153.95	87,415.72	48,088.38
728.46	155.23	87,260.49	48,816.84
727.17	156.52	87,103.97	49,544.01
725.87	157.83	86,946.14	50,269.88
724.55	159.14	86,787.00	50,994.43
723.23	160.47	86,626.53	51,717.66
721.89	161.81	86,464.73	52,439.54
720.54	163.15	86,301.57	53,160.08
719.18	164.51	86,137.06	53,879.26
717.81	165.88	85,971.18	54,597.07
716.43	167.27	85,803.91	55,313.50
715.03	168.66	85,635.25	56,028.53
713.63	170.07	85,465.18	56,742.16
712.21	171.48	85,293.70	57,454.37
710.78	172.91	85,120.79	58,165.15
709.34	174.35	84,946.44	58,874.49
707.89	175.81	84,770.63	59,582.38
706.42	177.27	84,593.36	60,288.80
704.94	178.75	84,414.61	60,993.74
703.46	180.24	84,234.37	61,697.20
701.95	181.74	84,052.63	62,399.15
700.44	183.25	83,869.38	63,099.59
698.91	184.78	83,684.60	63,798.50
697.37	186.32	83,498.27	64,495.87
695.82	187.87	83,310.40	65,191.69
694.25	189.44	83,120.96	65,885.94
692.67	191.02	82,929.94	66,578.62
691.08	192.61	82,737.33	67,269.70
689.48	194.22	82,543.12	67,959.18
687.86	195.83	82,347.28	68,647.04
686.23	197.47	82,149.82	69,333.27
684.58	199.11	81,950.71	70,017.85
682.92	200.77	81,749.94	70,700.77
681.25	202.44	81,547.49	71,382.02
679.56	204.13	81,343.36	72,061.58
677.86	205.83	81,137.53	72,739.44
676.15	207.55	80,929.98	73,415.59
674.42	209.28	80,720.71	74,090.01
672.67	211.02	80,509.69	74,762.68
670.91	212.78	80,296.91	75,433.59
669.14	214.55	80,082.36	76,102.73
667.35	216.34	79,866.02	76,770.09
665.55	218.14	79,647.87	77,435.64
663.73	219.96	79,427.91	78,099.37
661.90	221.79	79,206.12	78,761.27
660.05	223.64	78,982.48	79,421.32
658.19	225.51	78,756.97	80,079.51
656.31	227.38	78,529.59	80,735.81
654.41	229.28	78,300.31	81,390.23
652.50	231.19	78,069.12	82,042.73
650.58	233.12	77,836.00	82,693.31
648.63	235.06	77,600.94	83,341.94
646.67	237.02	77,363.92	83,988.61
644.70	238.99	77,124.93	84,633.31
642.71	240.99	76,883.94	85,276.02
640.70	242.99	76,640.95	85,916.72
638.67	245.02	76,395.93	86,555.40
636.63	247.06	76,148.87	87,192.03
634.57	249.12	75,899.75	87,826.60
632.50	251.20	75,648.56	88,459.10
630.40	253.29	75,395.27	89,089.50
628.29	255.40	75,139.87	89,717.80
626.17	257.53	74,882.34	90,343.96

624.02	259.67	74,622.67	90,967.98
621.86	261.84	74,360.83	91,589.84
619.67	264.02	74,096.81	92,209.51
617.47	266.22	73,830.59	92,826.99
615.25	268.44	73,562.15	93,442.24
613.02	270.68	73,291.48	94,055.26
610.76	272.93	73,018.55	94,666.02
608.49	275.21	72,743.34	95,274.51
606.19	277.50	72,465.84	95,880.70
603.88	279.81	72,186.03	96,484.59
601.55	282.14	71,903.89	97,086.14
599.20	284.49	71,619.40	97,685.34
596.83	286.86	71,332.53	98,282.16
594.44	289.26	71,043.28	98,876.60
592.03	291.67	70,751.61	99,468.63
589.60	294.10	70,457.51	100,058.23
587.15	296.55	70,160.97	100,645.37
584.67	299.02	69,861.95	101,230.05
582.18	301.51	69,560.44	101,812.23
579.67	304.02	69,256.42	102,391.90
577.14	306.56	68,949.86	102,969.04
574.58	309.11	68,640.75	103,543.62
572.01	311.69	68,329.06	104,115.62
569.41	314.28	68,014.78	104,685.03
566.79	316.90	67,697.87	105,251.82
564.15	319.54	67,378.33	105,815.97
561.49	322.21	67,056.12	106,377.46
558.80	324.89	66,731.23	106,936.26
556.09	327.60	66,403.63	107,492.35
553.36	330.33	66,073.30	108,045.72
550.61	333.08	65,740.22	108,596.33
547.84	335.86	65,404.36	109,144.16
545.04	338.66	65,065.71	109,689.20
542.21	341.48	64,724.23	110,231.41
539.37	344.32	64,379.90	110,770.78
536.50	347.19	64,032.71	111,307.28
533.61	350.09	63,682.62	111,840.89
530.69	353.00	63,329.62	112,371.58
527.75	355.95	62,973.67	112,899.32
524.78	358.91	62,614.76	113,424.10
521.79	361.90	62,252.86	113,945.89
518.77	364.92	61,887.94	114,464.67
515.73	367.96	61,519.98	114,980.40
512.67	371.03	61,148.95	115,493.07
509.57	374.12	60,774.83	116,002.64
506.46	377.24	60,397.60	116,509.10
503.31	380.38	60,017.22	117,012.41
500.14	383.55	59,633.67	117,512.55
496.95	386.75	59,246.92	118,009.50
493.72	389.97	58,856.95	118,503.23
490.47	393.22	58,463.73	118,993.70
487.20	396.50	58,067.24	119,480.90
483.89	399.80	57,667.44	119,964.79
480.56	403.13	57,264.31	120,445.35
477.20	406.49	56,857.82	120,922.56
473.82	409.88	56,447.94	121,396.37
470.40	413.29	56,034.65	121,866.77
466.96	416.74	55,617.91	122,333.73
463.48	420.21	55,197.70	122,797.21
459.98	423.71	54,773.99	123,257.19
456.45	427.24	54,346.74	123,713.64
452.89	430.80	53,915.94	124,166.53
449.30	434.39	53,481.55	124,615.83
445.68	438.01	53,043.53	125,061.51
442.03	441.66	52,601.87	125,503.54

438.35	445.34	52,156.52	125,941.89
434.64	449.06	51,707.47	126,376.52
430.90	452.80	51,254.67	126,807.42
427.12	456.57	50,798.10	127,234.54
423.32	460.38	50,337.73	127,657.86
419.48	464.21	49,873.51	128,077.34
415.61	468.08	49,405.43	128,492.95
411.71	471.98	48,933.45	128,904.66
407.78	475.91	48,457.54	129,312.44
403.81	479.88	47,977.66	129,716.26
399.81	483.88	47,493.78	130,116.07
395.78	487.91	47,005.87	130,511.85
391.72	491.98	46,513.89	130,903.57
387.62	496.08	46,017.81	131,291.18
383.48	500.21	45,517.60	131,674.66
379.31	504.38	45,013.22	132,053.98
375.11	508.58	44,504.64	132,429.09
370.87	512.82	43,991.82	132,799.96
366.60	517.09	43,474.72	133,166.56
362.29	521.40	42,953.32	133,528.85
357.94	525.75	42,427.57	133,886.79
353.56	530.13	41,897.44	134,240.36
349.15	534.55	41,362.89	134,589.50
344.69	539.00	40,823.89	134,934.19
340.20	543.49	40,280.40	135,274.39
335.67	548.02	39,732.37	135,610.06
331.10	552.59	39,179.78	135,941.16
326.50	557.19	38,622.59	136,267.66
321.85	561.84	38,060.75	136,589.52
317.17	566.52	37,494.23	136,906.69
312.45	571.24	36,922.99	137,219.14
307.69	576.00	36,346.99	137,526.83
302.89	580.80	35,766.19	137,829.72
298.05	585.64	35,180.55	138,127.78
293.17	590.52	34,590.02	138,420.95
288.25	595.44	33,994.58	138,709.20
283.29	600.40	33,394.18	138,992.49
278.28	605.41	32,788.77	139,270.77
273.24	610.45	32,178.32	139,544.01
268.15	615.54	31,562.78	139,812.16
263.02	620.67	30,942.11	140,075.19
257.85	625.84	30,316.26	140,333.04
252.64	631.06	29,685.21	140,585.67
247.38	636.32	29,048.89	140,833.05
242.07	641.62	28,407.27	141,075.12
236.73	646.97	27,760.30	141,311.85
231.34	652.36	27,107.95	141,543.19
225.90	657.79	26,450.15	141,769.09
220.42	663.28	25,786.88	141,989.50
214.89	668.80	25,118.08	142,204.39
209.32	674.38	24,443.70	142,413.71
203.70	680.00	23,763.71	142,617.41
198.03	685.66	23,078.04	142,815.44
192.32	691.38	22,386.67	143,007.76
186.56	697.14	21,689.53	143,194.31
180.75	702.95	20,986.58	143,375.06
174.89	708.80	20,277.78	143,549.95
168.98	714.71	19,563.07	143,718.93
163.03	720.67	18,842.40	143,881.95
157.02	726.67	18,115.73	144,038.97
150.96	732.73	17,383.00	144,189.94
144.86	738.83	16,644.16	144,334.80
138.70	744.99	15,899.17	144,473.50
132.49	751.20	15,147.97	144,605.99
126.23	757.46	14,390.51	144,732.22

119.92	763.77	13,626.74	144,852.15
113.56	770.14	12,856.60	144,965.70
107.14	776.55	12,080.05	145,072.84
100.67	783.03	11,297.02	145,173.51
94.14	789.55	10,507.47	145,267.65
87.56	796.13	9,711.34	145,355.21
80.93	802.77	8,908.58	145,436.14
74.24	809.45	8,099.12	145,510.38
67.49	816.20	7,282.92	145,577.87
60.69	823.00	6,459.92	145,638.56
53.83	829.86	5,630.06	145,692.39
46.92	836.78	4,793.28	145,739.31
39.94	843.75	3,949.53	145,779.25
32.91	850.78	3,098.75	145,812.17
25.82	857.87	2,240.88	145,837.99
18.67	865.02	1,375.86	145,856.66
11.47	872.23	503.64	145,868.13
4.20	879.50	0.00	145,872.33

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