



Calculator Tools *for* **INTERFACE**[™]*xpress*

Mortgage Calculator

The Mortgage Calculator enables agents to create a payment schedule for their clients based on the property value, down payment, interest rate, amortization period, and loan term. With this information the tool will instantly calculate the mortgage, monthly payments, total cost, and the cost of financing. In addition, it creates a table showing the month-by-month status of that mortgage and the amount of principal paid by the end of the loan term the user has selected. This tool is conveniently located in the upper right corner of each property listing page. When opened, the Mortgage Calculator will automatically default to the price of the listing it was opened from; however, agents can alter this number and any of the other values as needed.

Loan Criteria		Financial Details	
Property Value	\$453,000.00	Price of Home	\$453,000.00
Down Payment	\$45,300.00	Down Payment	\$45,300.00
Interest Rate (%)	6.0	Amount Financed	\$407,700.00
Amortization Period(Yrs)	25	Interest Rate	6.0
Loan Term(Yrs)	5	Monthly Payment	\$2,608.49
Generate		Total Cost	\$156,509.50
		Total Cost of Financing	\$115,073.74
		Total Principal Paid	\$41,435.76

Payment Schedule					
Year	Month	Payment	Interest Paid	Principal Paid	Balance
2010	Dec	\$2,608.49	\$2,013.48	\$595.02	\$407,700.00
2011	Jan	\$2,608.49	\$2,010.54	\$597.95	\$406,507.03
	Feb	\$2,608.49	\$2,007.58	\$600.91	\$405,906.12
	Mar	\$2,608.49	\$2,004.62	\$603.87	\$405,302.25
	Apr	\$2,608.49	\$2,001.63	\$606.86	\$404,695.39
	May	\$2,608.49	\$1,998.64	\$609.85	\$404,085.54
	June	\$2,608.49	\$1,995.63	\$612.87	\$403,472.67
	July	\$2,608.49	\$1,992.60	\$615.89	\$402,856.78
	Aug	\$2,608.49	\$1,989.56	\$618.93	\$402,237.85
	Sept	\$2,608.49	\$1,986.50	\$621.99	\$401,615.85
	Oct	\$2,608.49	\$1,983.43	\$625.06	\$400,990.79
	Nov	\$2,608.49	\$1,980.34	\$628.15	\$400,362.64

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Advanced Mode

Loan Criteria		Financial Details	
Gross Annual Income	\$50,000.00	Max. Cost of Home	\$189,842.46
Down Payment	\$20,000.00	Down Payment	\$20,000.00
Interest Rate (%)	6.0	Amount Financed	\$169,842.46
Amortization Period(Yrs)	25	Monthly Loan Payment	\$1,086.66
Loan Term(Yrs)	5	Monthly Expenditures	\$1,333.33
Property Taxes	\$175.00	Total Cost	\$65,199.80
Monthly Fees		Interest Rate (%)	6.0
Heating Costs	\$0.00	Total Cost of Financing	\$31,231.31
Condo Fees	\$0.00		
Insurance	\$71.67		
Debt Payments	\$0.00		
Car Payments	\$0.00		
Bank Parameters			
GDS(Gross Debt Service Ratio)	32.0		
TDS(Total debt service ratio)	40.0		
Simple Mode		Estimate	

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Buyer Qualifier

The Buyer Qualifier gives agents the power to quickly and easily calculate how much their prospective buyers can afford to pay for a home. It can be used in either the Simple Mode or Advanced Mode. The Simple Mode is based on the buyer's monthly income, monthly debt payments, down payment, interest rate, amortization period and loan term. The Advanced Mode uses all of the same information as the Simple Mode with the addition of heating costs, condo fees, insurance, debt payments, and car payments to provide a more accurate result. This calculator can be found next to the Mortgage Calculator and features much of the same functionality such as editable values to meet each agent's unique needs.

Simple Mode

Loan Criteria		Financial Details	
Gross Annual Income	\$50,000.00	Max. Cost of Home	\$228,396.30
Monthly Debt Payments	\$0.00	Down Payment	\$20,000.00
Down Payment	\$20,000.00	Amount Financed	\$208,396.30
Interest Rate (%)	6.0	Monthly Loan Payment	\$1,333.33
Amortization Period(Yrs)	25	Total Cost	\$80,000.00
Loan Term(Yrs)	5	Interest Rate (%)	6.0
Advanced Mode		Estimate	
		Total Cost of Financing	\$38,320.74

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