	A	B	C	D	E	F	G	H
1	[Student's Name]							
2	FIL 260 - Trefzger							
3	Monthly Mortgage Loan Payments							
4	5-25 Hybrid Loan, 30 Years							
5		Note: All monthly payments in years 1-5 will be equal, all based on the monthly interest rate computed in cell E14.						
6		All monthly payments in year 6 will be equal, all based on the monthly interest rate computed in cell E16.						
7		All monthly payments in year 7 will be equal, all based on the monthly interest rate computed in cell E18.						
8		Monthly payments in each of years 8-30 will likely differ, based on year-by-year prevailing monthly interest rates.						
9		But here we compute all of the year 8-30 monthly payments with the same monthly interest rate expected in year 7.						
10								
11			Annual		Monthly	Monthly		
12		Amortization	Interest	Amortization	Interest	Payment Year 1-5		
13	Amount	Period in	Rate (APR)	Period in	Rate (APR ÷ 12)	based on		
14	Borrowed	Years	Years 1-5	Months	Years 1-5	standard formula		
15	**675000**	**30**	**0.057**	=B15*12	=C15/12	=E15/(1-(1/(1+E15))^D15)*A15		
16			Year 6		Year 6	Monthly Payment Year 6 (as computed below)		
17			**0.063**		=C17/12	=F88		
18			Year 7		Year 7	Monthly Payment Year 7 (as computed below)		
19			**0.066**		=C19/12	=F100		
20								
21						Monthly		
22						Payment		
23						based on		
24					Amount Owed	remaining	Principal	Ending
25		Payments	Beginning	Plus	Before	months and	Portion of	Principal
26	Month	Remaining	Prin. Bal.	Interest	Payment	balance	Payment	Balance
27	0							=A15
28	=A27+1	=D15	=H27	=$E$15*C28	=C28+D28	=$E$15/(1-(1/(1+$E$15))^B28)*C28	=F28-D28	=C28-G28
29	=A28+1	=B28-1	=H28	=$E$15*C29	=C29+D29	=$E$15/(1-(1/(1+$E$15))^B29)*C29	=F29-D29	=C29-G29
30	=A29+1	=B29-1	=H29	=$E$15*C30	=C30+D30	=$E$15/(1-(1/(1+$E$15))^B30)*C30	=F30-D30	=C30-G30
31	=A30+1	=B30-1	=H30	=$E$15*C31	=C31+D31	=$E$15/(1-(1/(1+$E$15))^B31)*C31	=F31-D31	=C31-G31
32	=A31+1	=B31-1	=H31	=$E$15*C32	=C32+D32	=$E$15/(1-(1/(1+$E$15))^B32)*C32	=F32-D32	=C32-G32
33	=A32+1	=B32-1	=H32	=$E$15*C33	=C33+D33	=$E$15/(1-(1/(1+$E$15))^B33)*C33	=F33-D33	=C33-G33

Continue pasting down; note need to change interest rates in months 61-72 and 73-360 *in both column F and column D* (video shows making the change in column F but does not mention changing column D; that is an essential step)

86	=A85+1	=B85-1	=H85	=$E$15*C86	=C86+D86	=$E$15/(1-(1/(1+$E$15))^B86)*C86	=F86-D86	=C86-G86
87	=A86+1	=B86-1	=H86	=$E$15*C87	=C87+D87	=$E$15/(1-(1/(1+$E$15))^B87)*C87	=F87-D87	=C87-G87
88	=A87+1	=B87-1	=H87	=$E$17*C88	=C88+D88	=$E$17/(1-(1/(1+$E$17))^B88)*C88	=F88-D88	=C88-G88
89	=A88+1	=B88-1	=H88	=$E$17*C89	=C89+D89	=$E$17/(1-(1/(1+$E$17))^B89)*C89	=F89-D89	=C89-G89
90	=A89+1	=B89-1	=H89	=$E$17*C90	=C90+D90	=$E$17/(1-(1/(1+$E$17))^B90)*C90	=F90-D90	=C90-G90
91	=A90+1	=B90-1	=H90	=$E$17*C91	=C91+D91	=$E$17/(1-(1/(1+$E$17))^B91)*C91	=F91-D91	=C91-G91
92	=A91+1	=B91-1	=H91	=$E$17*C92	=C92+D92	=$E$17/(1-(1/(1+$E$17))^B92)*C92	=F92-D92	=C92-G92
93	=A92+1	=B92-1	=H92	=$E$17*C93	=C93+D93	=$E$17/(1-(1/(1+$E$17))^B93)*C93	=F93-D93	=C93-G93
94	=A93+1	=B93-1	=H93	=$E$17*C94	=C94+D94	=$E$17/(1-(1/(1+$E$17))^B94)*C94	=F94-D94	=C94-G94
95	=A94+1	=B94-1	=H94	=$E$17*C95	=C95+D95	=$E$17/(1-(1/(1+$E$17))^B95)*C95	=F95-D95	=C95-G95
96	=A95+1	=B95-1	=H95	=$E$17*C96	=C96+D96	=$E$17/(1-(1/(1+$E$17))^B96)*C96	=F96-D96	=C96-G96
97	=A96+1	=B96-1	=H96	=$E$17*C97	=C97+D97	=$E$17/(1-(1/(1+$E$17))^B97)*C97	=F97-D97	=C97-G97
98	=A97+1	=B97-1	=H97	=$E$17*C98	=C98+D98	=$E$17/(1-(1/(1+$E$17))^B98)*C98	=F98-D98	=C98-G98
99	=A98+1	=B98-1	=H98	=$E$17*C99	=C99+D99	=$E$17/(1-(1/(1+$E$17))^B99)*C99	=F99-D99	=C99-G99
100	=A99+1	=B99-1	=H99	=$E$19*C100	=C100+D100	=$E$19/(1-(1/(1+$E$19))^B100)*C100	=F100-D100	=C100-G100
101	=A100+1	=B100-1	=H100	=$E$19*C101	=C101+D101	=$E$19/(1-(1/(1+$E$19))^B101)*C101	=F101-D101	=C101-G101
102	=A101+1	=B101-1	=H101	=$E$19*C102	=C102+D102	=$E$19/(1-(1/(1+$E$19))^B102)*C102	=F102-D102	=C102-G102
103	=A102+1	=B102-1	=H102	=$E$19*C103	=C103+D103	=$E$19/(1-(1/(1+$E$19))^B103)*C103	=F103-D103	=C103-G103
104	=A103+1	=B103-1	=H103	=$E$19*C104	=C104+D104	=$E$19/(1-(1/(1+$E$19))^B104)*C104	=F104-D104	=C104-G104

Continue pasting down

377	=A376+1	=B376-1	=H376	=$E$19*C377	=C377+D377	=$E$19/(1-(1/(1+$E$19))^B377)*C377	=F377-D377	=C377-G377
378	=A377+1	=B377-1	=H377	=$E$19*C378	=C378+D378	=$E$19/(1-(1/(1+$E$19))^B378)*C378	=F378-D378	=C378-G378
379	=A378+1	=B378-1	=H378	=$E$19*C379	=C379+D379	=$E$19/(1-(1/(1+$E$19))^B379)*C379	=F379-D379	=C379-G379
380	=A379+1	=B379-1	=H379	=$E$19*C380	=C380+D380	=$E$19/(1-(1/(1+$E$19))^B380)*C380	=F380-D380	=C380-G380
381	=A380+1	=B380-1	=H380	=$E$19*C381	=C381+D381	=$E$19/(1-(1/(1+$E$19))^B381)*C381	=F381-D381	=C381-G381
382	=A381+1	=B381-1	=H381	=$E$19*C382	=C382+D382	=$E$19/(1-(1/(1+$E$19))^B382)*C382	=F382-D382	=C382-G382
383	=A382+1	=B382-1	=H382	=$E$19*C383	=C383+D383	=$E$19/(1-(1/(1+$E$19))^B383)*C383	=F383-D383	=C383-G383
384	=A383+1	=B383-1	=H383	=$E$19*C384	=C384+D384	=$E$19/(1-(1/(1+$E$19))^B384)*C384	=F384-D384	=C384-G384
385	=A384+1	=B384-1	=H384	=$E$19*C385	=C385+D385	=$E$19/(1-(1/(1+$E$19))^B385)*C385	=F385-D385	=C385-G385
386	=A385+1	=B385-1	=H385	=$E$19*C386	=C386+D386	=$E$19/(1-(1/(1+$E$19))^B386)*C386	=F386-D386	=C386-G386
387	=A386+1	=B386-1	=H386	=$E$19*C387	=C387+D387	=$E$19/(1-(1/(1+$E$19))^B387)*C387	=F387-D387	=C387-G387
388								
389				=SUM(D28:D387)		=SUM(F28:F387)	=SUM(G28:G387)	
390				Total		Total	Total	
391				Interest		Payments	Principal	
392				Paid		Made	Repaid	