

RateSpy.com Amortization Scenario

Winner: **5-year Fixed**

Summary: **The 5-year Fixed costs \$2073 less than the Variable over 5 years. ***

Scenario Description

This scenario compares two term options:
a) A 5-year variable at prime - 0.36% vs.
b) A 5-year fixed rate at 2.49%.

Rate assumptions are hypothetical. Assumes equal monthly payments to eliminate issues with opportunity cost and time value of money.

Variable

Initial Principal	300,000
Amortization Period (In years. 999 for int. only)	25.00
Yearly Compounding Periods (2 or 12)	2

5-year Fixed

Initial Principal	300,000
Amortization Period (In years. 999 for int. only)	25.00
Yearly Compounding Periods (2 or 12)	2

Calculated Data

Average Rate Over Term	2.65%
Average Payment Over Term	\$1,373.51

Calculated Data

Average Rate Over Term	2.49%
Average Payment Over Term	\$1,373.51

Pmt #	Payment Month	BoC Meeting	Prime Rate	BoC Rate Chg	5yr Bond Yield
1	Apr 2020	Yes	2.95%	0.00%	0.72%
2	May 2020	Yes	2.45%	0.00%	
3	Jun 2020	Yes	2.45%	0.00%	
4	Jul 2020	Yes	2.45%	0.00%	
5	Aug 2020	Yes	2.45%	0.00%	
6	Sep 2020	Yes	2.45%	0.00%	
7	Oct 2020	Yes	2.45%	0.00%	
8	Nov 2020	Yes	2.45%	0.00%	
9	Dec 2020	Yes	2.45%	0.00%	
10	Jan 2021	Yes	2.45%	0.00%	
11	Feb 2021	Yes	2.45%	0.00%	
12	Mar 2021	Yes	2.45%	0.00%	
13	Apr 2021	Yes	2.45%	0.36%	
14	May 2021	Yes	2.70%	0.00%	1.00%
15	Jun 2021	Yes	2.70%	0.00%	
16	Jul 2021	Yes	2.70%	0.25%	
17	Aug 2021	Yes	2.95%	0.00%	
18	Sep 2021	Yes	2.95%	0.00%	
19	Oct 2021	Yes	2.95%	0.25%	
20	Nov 2021	Yes	3.20%	0.00%	
21	Dec 2021	Yes	3.20%	0.00%	
22	Jan 2022	Yes	3.20%	0.00%	
23	Feb 2022	Yes	3.20%	0.00%	
24	Mar 2022	Yes	3.20%	0.00%	
25	Apr 2022	Yes	3.20%	0.00%	1.25%
26	May 2022	Yes	3.20%	0.00%	
27	Jun 2022	Yes	3.20%	0.00%	
28	Jul 2022	Yes	3.20%	0.00%	
29	Aug 2022	Yes	3.20%	0.00%	
30	Sep 2022	Yes	3.20%	0.00%	
31	Oct 2022	Yes	3.20%	0.00%	
32	Nov 2022	Yes	3.20%	0.00%	
33	Dec 2022	Yes	3.20%	0.00%	
34	Jan 2023	Yes	3.20%	0.00%	
35	Feb 2023	Yes	3.20%	0.00%	
36	Mar 2023	Yes	3.20%	0.00%	
37	Apr 2023	Yes	3.20%	0.00%	1.50%
38	May 2023	Yes	3.20%	0.00%	
39	Jun 2023	Yes	3.20%	0.00%	
40	Jul 2023	Yes	3.20%	0.00%	
41	Aug 2023	Yes	3.20%	0.00%	
42	Sep 2023	Yes	3.20%	0.00%	
43	Oct 2023	Yes	3.20%	0.00%	
44	Nov 2023	Yes	3.20%	0.00%	
45	Dec 2023	Yes	3.20%	0.00%	
46	Jan 2024	Yes	3.20%	0.00%	
47	Feb 2024	Yes	3.20%	0.00%	
48	Mar 2024	Yes	3.20%	0.00%	
49	Apr 2024	Yes	3.20%	0.00%	1.75%
50	May 2024	Yes	3.20%	0.00%	
51	Jun 2024	Yes	3.20%	0.00%	
52	Jul 2024	Yes	3.20%	0.00%	
53	Aug 2024	Yes	3.20%	0.00%	
54	Sep 2024	Yes	3.20%	0.00%	
55	Oct 2024	Yes	3.20%	0.00%	
56	Nov 2024	Yes	3.20%	0.00%	
57	Dec 2024	Yes	3.20%	0.00%	
58	Jan 2025	Yes	3.20%	0.00%	
59	Feb 2025	Yes	3.20%	0.00%	
60	Mar 2025	Yes	3.20%	0.00%	
61	Apr 2025	Yes	3.20%	0.00%	

Rate	Payment	Interest	Principal	Extra Payments	Balance
-0.36%					300,000.00
2.09%	1,283.42	520.24	763.16	58.99	299,177.83
2.09%	1,283.42	518.81	764.61	58.99	298,354.23
2.09%	1,283.42	517.39	766.03	58.99	297,529.21
2.09%	1,283.42	515.95	767.47	58.99	296,702.75
2.09%	1,283.42	514.52	768.90	58.99	295,874.86
2.09%	1,283.42	513.09	770.33	58.99	295,045.54
2.09%	1,283.42	511.65	771.77	58.99	294,214.78
2.09%	1,283.42	510.21	773.21	58.99	293,382.58
2.09%	1,283.42	508.76	774.66	58.99	292,548.93
2.09%	1,283.42	507.32	776.10	58.99	291,713.84
2.09%	1,283.42	505.87	777.55	58.99	290,877.30
2.09%	1,283.42	504.42	779.00	58.99	290,039.31
2.34%	1,315.53	562.84	752.69	26.88	289,259.74
2.34%	1,315.53	561.33	754.20	26.88	288,478.66
2.34%	1,315.53	559.81	755.72	26.88	287,696.06
2.59%	1,350.61	617.62	732.99	286.963.07	
2.59%	1,350.61	616.05	734.56	286,228.51	
2.59%	1,350.61	614.47	736.14	285,492.37	
2.84%	1,386.25	671.70	714.55	284,777.82	
2.84%	1,386.25	670.02	716.23	284,061.59	
2.84%	1,386.25	668.34	717.91	283,343.68	
2.84%	1,386.25	666.65	719.60	282,624.08	
2.84%	1,386.25	664.95	721.30	281,902.78	
2.84%	1,386.25	663.26	722.99	281,179.79	
2.84%	1,386.25	661.56	724.69	280,455.10	
2.84%	1,386.25	659.85	726.40	279,728.70	
2.84%	1,386.25	658.14	728.11	279,000.59	
2.84%	1,386.25	656.43	729.82	278,270.77	
2.84%	1,386.25	654.71	731.54	277,539.23	
2.84%	1,386.25	652.99	733.26	276,805.97	
2.84%	1,386.25	651.26	734.99	276,070.98	
2.84%	1,386.25	649.54	736.71	275,334.27	
2.84%	1,386.25	647.80	738.45	274,595.82	
2.84%	1,386.25	646.06	740.19	273,855.63	
2.84%	1,386.25	644.32	741.93	273,113.70	
2.84%	1,386.25	642.58	743.67	272,370.03	
2.84%	1,386.25	640.83	745.42	271,624.61	
2.84%	1,386.25	639.07	747.16	270,877.43	
2.84%	1,386.25	637.32	748.93	270,128.50	
2.84%	1,386.25	635.55	750.70	269,377.80	
2.84%	1,386.25	633.79	752.46	268,625.34	
2.84%	1,386.25	632.02	754.23	267,871.11	
2.84%	1,386.25	630.24	756.01	267,115.10	
2.84%	1,386.25	628.46	757.79	266,357.31	
2.84%	1,386.25	626.68	759.57	265,597.74	
2.84%	1,386.25	624.89	761.36	264,836.38	
2.84%	1,386.25	623.10	763.15	264,073.23	
2.84%	1,386.25	621.31	764.94	263,308.29	
2.84%	1,386.25	619.51	766.74	262,541.55	
2.84%	1,386.25	617.70	768.55	261,773.00	
2.84%	1,386.25	615.90	770.35	261,002.65	
2.84%	1,386.25	614.08	772.17	260,230.48	
2.84%	1,386.25	612.27	773.98	259,456.50	
2.84%	1,386.25	610.45	775.80	258,680.70	
2.84%	1,386.25	608.63	777.63	257,903.07	
2.84%	1,386.25	606.79	779.46	257,123.61	
2.84%	1,386.25	604.96	781.29	256,342.32	
2.84%	1,386.25	603.12	783.13	255,559.19	
2.84%	1,386.25	601.28	784.97	254,774.22	
2.84%	1,386.25	599.43	786.82	253,987.40	

Payments Interest Principle Pre-payments Balance Payments Interest Principle Pre-payments Balance

81,621.96	36,397.88	45,224.08		788.52	253,987.40
80,544.60	34,324.57	46,220.03	1,865.88		251,914.09

Payment Difference	Benefit of 5yr Fixed
	-99.06
0.00	-299,276.89
0.00	-298,552.28
0.00	-297,826.18
0.00	-297,098.58
0.00	-296,369.48
0.00	-295,638.87
0.00	-294,906.75
0.00	-294,173.12
0.00	-293,437.98
0.00	-292,701.32
0.00	-291,963.14
0.00	-291,223.43
0.00	-1,184.12
0.00	-1,222.46
0.00	-1,260.78
0.00	-1,299.08
0.00	-1,278.04
0.00	-1,257.01
0.00	-1,236.00
0.00	-1,156.20
0.00	-1,076.44
0.00	-996.72
0.00	-917.04
0.00	-837.41
0.00	-757.82
0.00	-678.27
0.00	-598.77
0.00	-519.31
0.00	-439.90
0.00	-360.54
0.00	-281.22
0.00	-201.96
0.00	-122.73
0.00	-43.56
0.00	35.56
0.00	114.63
0.00	193.65
0.00	272.62
0.00	351.53
0.00	430.40
0.00	509.21
0.00	587.97
0.00	666.68
0.00	745.33
0.00	823.92
0.00	902.45
0.00	980.92
0.00	1,059.34
0.00	1,137.71
0.00	1,216.02
0.00	1,294.26
0.00	1,372.45
0.00	1,450.57
0.00	1,528.84
0.00	1,606.65
0.00	1,684.59
0.00	1,762.48
0.00	1,840.27
0.00	1,918.02
0.00	1,995.70
0.00	2,073.31

* The above information is based on hypothetical assumptions and projections, estimates, calculations, opinions and current market conditions. It is impossible to predict interest rates in the future and all of these factors are subject to change without notice. Your actual results may be better or worse than the hypothetical data shown here. No warranties are provided on this information and this document is provided for general interest only. No recommendations are being made, or should be construed. No expenses are factored in besides interest. O.A.C. Copyright 2020. All rights reserved.