

## Monthly Principal and Interest Rate Chart

If you're looking to buy your first home or even if you're an experienced home buyer, the chart below will help you determine the principal and interest based on the current interest rate. By giving your approximate house payment, this table helps you stay within your price range. To calculate the principal and interest portion of your monthly house payment, first divide the loan amount by \$1,000. Then multiply that number by the principal and interest payment factor. For example, if a \$120,000 house is being purchased with a 20 year mortgage term, take the following steps:

- (1)  $\$120,000/\$1,000 = \$120$       (2) 20 year loan @ 6% interest = 7.16 P&I factor      (3)  $7.16 \text{ P\&I factor} \times \$120 = \$859$   
 Monthly house payment for principal and interest would be approximately \$859; taxes and insurance are calculated separately.

### Monthly Principal and Interest Payment Factors (per \$1,000)

Interest Rate %	15 Year Term	20 Year Term	30 Year Term	Interest Rate %	15 Year Term	20 Year Term	30 Year Term	Interest Rate %	15 Year Term	20 Year Term	30 Year Term
4.000	7.40	6.06	4.77	6.750	8.85	7.60	6.49	9.500	10.44	9.32	8.41
4.125	7.46	6.13	4.85	6.875	8.92	7.68	6.57	9.625	10.52	9.40	8.50
4.250	7.52	6.19	4.92	7.000	8.99	7.75	6.65	9.750	10.59	9.49	8.59
4.375	7.59	6.26	4.99	7.125	9.06	7.83	6.74	9.875	10.67	9.57	8.68
4.500	7.65	6.33	5.07	7.250	9.13	7.90	6.82	10.000	10.75	9.65	8.78
4.625	7.71	6.39	5.14	7.375	9.20	7.98	6.91	10.125	10.82	9.73	8.87
4.750	7.78	6.46	5.22	7.500	9.27	8.06	6.99	10.250	10.90	9.82	8.96
4.875	7.84	6.53	5.29	7.625	9.34	8.13	7.08	10.375	10.98	9.90	9.05
5.000	7.91	6.60	5.37	7.750	9.41	8.21	7.16	10.500	11.05	9.98	9.15
5.125	7.97	6.67	5.44	7.875	9.48	8.29	7.25	10.625	11.13	10.07	9.24
5.250	8.04	6.74	5.52	8.000	9.56	8.36	7.34	10.750	11.21	10.15	9.33
5.375	8.10	6.81	5.60	8.125	9.63	8.44	7.42	10.875	11.29	10.24	9.43
5.500	8.17	6.88	5.68	8.250	9.70	8.52	7.51	11.000	11.37	10.32	9.52
5.625	8.24	6.95	5.76	8.375	9.77	8.60	7.60	11.125	11.44	10.41	9.62
5.750	8.30	7.02	5.84	8.500	9.85	8.68	7.69	11.250	11.52	10.49	9.71
5.875	8.37	7.09	5.92	8.625	9.92	8.76	7.78	11.375	11.60	10.58	9.81
6.000	8.44	7.16	6.00	8.750	9.99	8.84	7.87	11.500	11.68	10.66	9.90
6.125	8.51	7.24	6.08	8.875	10.07	8.92	7.96	11.625	11.76	10.75	10.00
6.250	8.57	7.31	6.16	9.000	10.14	9.00	8.05	11.750	11.84	10.84	10.09
6.375	8.64	7.38	6.24	9.125	10.22	9.08	8.14	11.875	11.92	10.92	10.19
6.500	8.71	7.46	6.32	9.250	10.29	9.16	8.23	12.000	12.00	11.01	10.29
6.625	8.78	7.53	6.40	9.375	10.37	9.24	8.32				