



# The Mortgage Calculator



## REQUIREMENTS

- ✓ Write an application that can be used in a building society to calculate the interest and repayments of a fixed-mortgage loan

The application **must**:

- ✓ Allow the user to enter the value of the property
- ✓ Allow the user to enter a deposit value (minimum of 5% and maximum of 95% of the property value)
- ✓ Allow the user to enter the term of the mortgage (minimum of 4 years and maximum of 30 years)
- ✓ The application must then calculate the amount of interest to be paid based on the information given (page 2)
- ✓ The application must also summarise the following:
  - ✓ The term of the mortgage
  - ✓ The value of the property
  - ✓ Deposit paid and the percentage of that deposit against the property value
  - ✓ The total amount of the money to be loaned (not including interest)
  - ✓ The total interest to be paid and the % rate
  - ✓ The total amount to be paid back (loan + interest)
  - ✓ The value to be paid back for each £1 borrowed (i.e. £1.65 to be paid back for each £1 borrowed)
  - ✓ The amount of money to be paid each year and each month (shown with interest) to clear the loan

### Interest rates (fixed mortgage)

#### 10-Year Term or Less (Minimum of 4 Years)

Deposit Percentage:	Interest Rate:
50% of Property Value or Less	34.23%
51% Property Value or More	21.10%

#### 11-Year to 20-Year Term

Deposit Percentage:	Interest Rate:
50% of Property Value or Less	41.83%
51% Property Value or More	33.11%

#### 21-Year to 30-Year Term (Maximum of 30 Years)

Deposit Percentage:	Interest Rate:
50% of Property Value or Less	56.92%
51% Property Value or More	42.87%