Biweekly Mortgage Payment Amortization

Inputs		Key Figures	
Loan principal amount	$ 550,000	Annual loan payments	$ 43,301.96
Annual interest rate	3.000%	Biweekly payments	$ 1,665.46
Loan period in years (30 max.)	16	Interest over term of loan	$ 142,831.36
Base year	2008	Sum of all payments	$ 692,831.36
Loan start date	01/01/08		
Date of first payment	01/15/08		

First 26 Payments

Payment #	Payment Date	Beginning Balance	Payment	Principal	Interest	Cumulative Principal	Cumulative Interest	Ending Balance
1	01/15/08	$ 550,000.00	$ 1,665.46	$ 1,030.84	$ 634.62	$ 1,030.84	$ 634.62	$ 548,969.16
2	01/29/08	548,969.16	1,665.46	1,032.03	633.43	2,062.87	1,268.05	547,937.13
3	02/12/08	547,937.13	1,665.46	1,033.22	632.24	3,096.09	1,900.29	546,903.91
4	02/26/08	546,903.91	1,665.46	1,034.42	631.04	4,130.51	2,531.33	545,869.49
5	03/11/08	545,869.49	1,665.46	1,035.61	629.85	5,166.12	3,161.18	544,833.88
6	03/25/08	544,833.88	1,665.46	1,036.81	628.65	6,202.93	3,789.83	543,797.07
7	04/08/08	543,797.07	1,665.46	1,038.00	627.46	7,240.93	4,417.29	542,759.07
8	04/22/08	542,759.07	1,665.46	1,039.20	626.26	8,280.13	5,043.55	541,719.87
9	05/06/08	541,719.87	1,665.46	1,040.40	625.06	9,320.53	5,668.61	540,679.47
10	05/20/08	540,679.47	1,665.46	1,041.60	623.86	10,362.13	6,292.47	539,637.87
11	06/03/08	539,637.87	1,665.46	1,042.80	622.66	11,404.93	6,915.13	538,595.07
12	06/17/08	538,595.07	1,665.46	1,044.00	621.46	12,448.93	7,536.59	537,551.07
13	07/01/08	537,551.07	1,665.46	1,045.21	620.25	13,494.14	8,156.84	536,505.86
14	07/15/08	536,505.86	1,665.46	1,046.41	619.05	14,540.55	8,775.89	535,459.45
15	07/29/08	535,459.45	1,665.46	1,047.62	617.84	15,588.17	9,393.73	534,411.83
16	08/12/08	534,411.83	1,665.46	1,048.83	616.63	16,637.00	10,010.36	533,363.00
17	08/26/08	533,363.00	1,665.46	1,050.04	615.42	17,687.04	10,625.78	532,312.96
18	09/09/08	532,312.96	1,665.46	1,051.25	614.21	18,738.29	11,239.99	531,261.71
19	09/23/08	531,261.71	1,665.46	1,052.47	612.99	19,790.76	11,852.98	530,209.24
20	10/07/08	530,209.24	1,665.46	1,053.68	611.78	20,844.44	12,464.76	529,155.56
21	10/21/08	529,155.56	1,665.46	1,054.90	610.56	21,899.34	13,075.32	528,100.66
22	11/04/08	528,100.66	1,665.46	1,056.11	609.35	22,955.45	13,684.67	527,044.55
23	11/18/08	527,044.55	1,665.46	1,057.33	608.13	24,012.78	14,292.80	525,987.22
24	12/02/08	525,987.22	1,665.46	1,058.55	606.91	25,071.33	14,899.71	524,928.67
25	12/16/08	524,928.67	1,665.46	1,059.77	605.69	26,131.10	15,505.40	523,868.90
26	12/30/08	523,868.90	1,665.46	1,061.00	604.46	27,192.10	16,109.86	522,807.90

Payments for Calendar Years after Year 1

Year	Beginning Balance	Payment	Principal	Interest	Ending Balance
2009	$ 522,807.90	$ 43,301.96	$ 28,019.39	$ 15,282.57	$ 494,788.51
2010	494,788.51	43,301.96	28,872.57	14,429.39	465,915.94
2011	465,915.94	43,301.96	29,751.36	13,550.60	436,164.58
2012	436,164.58	43,301.96	30,656.90	12,645.06	405,507.68
2013	405,507.68	43,301.96	31,589.99	11,711.97	373,917.69
2014	373,917.69	43,301.96	32,551.49	10,750.47	341,366.20
2015	341,366.20	43,301.96	33,542.24	9,759.72	307,823.96
2016	307,823.96	43,301.96	34,563.16	8,738.80	273,260.80
2017	273,260.80	43,301.96	35,615.15	7,686.81	237,645.65
2018	237,645.65	43,301.96	36,699.16	6,602.80	200,946.49
2019	200,946.49	43,301.96	37,816.16	5,485.80	163,130.33
2020	163,130.33	43,301.96	38,967.16	4,334.80	124,163.17
2021	124,163.17	43,301.96	40,153.19	3,148.77	84,009.98
2022	84,009.98	43,301.96	41,375.33	1,926.63	42,634.65
2023	42,634.65	43,301.96	42,634.65	667.31	-