

MyVMB.ca Amortization Analysis RateCapper vs Prime - .60% VRM

Prepared by Robert McLister on July 8, 2010

Winner: **P-60 VRM** Summary: **The P-60 VRM costs \$676 less than the RBC RateCapper over 5 years. ***

RBC RateCapper

Initial Principal	100,000
Amortization Period (In years. 999 for int. only)	25.00
Yearly Compounding Periods (2 or 12)	2
Rate Increase	2.13%

P-60 VRM

Initial Principal	100,000
Amortization Period (In years. 999 for int. only)	25.00
Yearly Compounding Periods (2 or 12)	2
Rate Increase from a 2.75% Prime Rate	2.75%

Calculated Data

Average Rate Over Term	4.65%
Average Payment Over Term	\$562.10

Calculated Data

Average Rate Over Term	4.52%
Average Payment Over Term	\$555.41

Pmt #	Payment Month	Rate	Payment	Interest	Principal	Extra Payments	Balance
	Aug-10						100,000.00
1	Sep-10	2.75%	460.51	227.86	232.65		99,767.35
2	Oct-10	3.00%	473.25	247.87	225.38		99,541.97
3	Nov-10	3.25%	486.17	267.79	218.38		99,323.59
4	Dec-10	3.25%	486.17	267.20	218.97		99,104.62
5	Jan-11	3.50%	499.27	286.97	212.30		98,892.32
6	Feb-11	3.75%	512.56	306.65	205.91		98,686.41
7	Mar-11	3.75%	512.56	306.01	206.55		98,479.86
8	Apr-11	4.00%	526.02	325.56	200.46		98,279.40
9	May-11	4.25%	539.66	345.03	194.63		98,084.77
10	Jun-11	4.25%	539.66	344.35	195.31		97,889.46
11	Jul-11	4.50%	553.47	363.69	189.78		97,699.68
12	Aug-11	4.75%	567.46	382.96	184.50		97,515.18
13	Sep-11	4.75%	567.46	382.23	185.23		97,329.95
14	Oct-11	4.88%	574.51	391.45	183.06		97,146.89
15	Nov-11	4.88%	574.51	390.71	183.80		96,963.09
16	Dec-11	4.88%	574.51	389.97	184.54		96,778.55
17	Jan-12	4.88%	574.51	389.23	185.28		96,593.27
18	Feb-12	4.88%	574.51	388.48	186.03		96,407.24
19	Mar-12	4.88%	574.51	387.73	186.78		96,220.46
20	Apr-12	4.88%	574.51	386.98	187.53		96,032.93
21	May-12	4.88%	574.51	386.23	188.28		95,844.65
22	Jun-12	4.88%	574.51	385.47	189.04		95,655.61
23	Jul-12	4.88%	574.51	384.71	189.80		95,465.81
24	Aug-12	4.88%	574.51	383.95	190.56		95,275.25
25	Sep-12	4.88%	574.51	383.18	191.33		95,083.92
26	Oct-12	4.88%	574.51	382.41	192.10		94,891.82
27	Nov-12	4.88%	574.51	381.64	192.87		94,698.95
28	Dec-12	4.88%	574.51	380.86	193.65		94,505.30
29	Jan-13	4.88%	574.51	380.09	194.42		94,310.88
30	Feb-13	4.88%	574.51	379.30	195.21		94,115.67
31	Mar-13	4.88%	574.51	378.52	195.99		93,919.68
32	Apr-13	4.88%	574.51	377.73	196.78		93,722.90

Rate	Payment	Interest	Principal	Extra Payments	Balance
					100,000.00
2.15%	430.72	178.37	252.35		99,747.65
2.40%	443.00	198.51	244.49		99,503.16
2.65%	455.47	218.53	236.94		99,266.22
2.65%	455.47	218.01	237.46		99,028.76
2.90%	468.13	237.89	230.24		98,798.52
3.15%	480.98	257.66	223.32		98,575.20
3.15%	480.98	257.08	223.90		98,351.30
3.40%	494.01	276.71	217.30		98,134.00
3.65%	507.22	296.25	210.97		97,923.03
3.65%	507.22	295.61	211.61		97,711.42
3.90%	520.61	315.01	205.60		97,505.82
4.15%	534.18	334.33	199.85		97,305.97
4.15%	534.18	333.64	200.54		97,105.43
4.40%	547.93	352.83	195.10		96,910.33
4.65%	561.84	371.94	189.90		96,720.43
4.65%	561.84	371.21	190.63		96,529.80
4.90%	575.93	390.20	185.73		96,344.07
4.90%	575.93	389.45	186.48		96,157.59
4.90%	575.93	388.69	187.24		95,970.35
4.90%	575.93	387.94	187.99		95,782.36
4.90%	575.93	387.18	188.75		95,593.61
4.90%	575.93	386.41	189.52		95,404.09
4.90%	575.93	385.65	190.28		95,213.81
4.90%	575.93	384.88	191.05		95,022.76
4.90%	575.93	384.11	191.82		94,830.94
4.90%	575.93	383.33	192.60		94,638.34
4.90%	575.93	382.55	193.38		94,444.96
4.90%	575.93	381.77	194.16		94,250.80
4.90%	575.93	380.99	194.94		94,055.86
4.90%	575.93	380.20	195.73		93,860.13
4.90%	575.93	379.41	196.52		93,663.61
4.90%	575.93	378.61	197.32		93,466.29

33	May-13	4.88%	574.51	376.94	197.57		93,525.33	4.90%	575.93	377.82	198.11		93,268.18
34	Jun-13	4.88%	574.51	376.14	198.37		93,326.96	4.90%	575.93	377.01	198.92		93,069.26
35	Jul-13	4.88%	574.51	375.35	199.16		93,127.80	4.90%	575.93	376.21	199.72		92,869.54
36	Aug-13	4.88%	574.51	374.55	199.96		92,927.84	4.90%	575.93	375.40	200.53		92,669.01
37	Sep-13	4.88%	574.51	373.74	200.77		92,727.07	4.90%	575.93	374.59	201.34		92,467.67
38	Oct-13	4.88%	574.51	372.93	201.58		92,525.49	4.90%	575.93	373.78	202.15		92,265.52
39	Nov-13	4.88%	574.51	372.12	202.39		92,323.10	4.90%	575.93	372.96	202.97		92,062.55
40	Dec-13	4.88%	574.51	371.31	203.20		92,119.90	4.90%	575.93	372.14	203.79		91,858.76
41	Jan-14	4.88%	574.51	370.49	204.02		91,915.88	4.90%	575.93	371.32	204.61		91,654.15
42	Feb-14	4.88%	574.51	369.67	204.84		91,711.04	4.90%	575.93	370.49	205.44		91,448.71
43	Mar-14	4.88%	574.51	368.85	205.66		91,505.38	4.90%	575.93	369.66	206.27		91,242.44
44	Apr-14	4.88%	574.51	368.02	206.49		91,298.89	4.90%	575.93	368.83	207.10		91,035.34
45	May-14	4.88%	574.51	367.19	207.32		91,091.57	4.90%	575.93	367.99	207.94		90,827.40
46	Jun-14	4.88%	574.51	366.36	208.15		90,883.42	4.90%	575.93	367.15	208.78		90,618.62
47	Jul-14	4.88%	574.51	365.52	208.99		90,674.43	4.90%	575.93	366.30	209.63		90,408.99
48	Aug-14	4.88%	574.51	364.68	209.83		90,464.60	4.90%	575.93	365.46	210.47		90,198.52
49	Sep-14	4.88%	574.51	363.83	210.68		90,253.92	4.90%	575.93	364.61	211.32		89,987.20
50	Oct-14	4.88%	574.51	362.99	211.52		90,042.40	4.90%	575.93	363.75	212.18		89,775.02
51	Nov-14	4.88%	574.51	362.14	212.37		89,830.03	4.90%	575.93	362.89	213.04		89,561.98
52	Dec-14	4.88%	574.51	361.28	213.23		89,616.80	4.90%	575.93	362.03	213.90		89,348.08
53	Jan-15	4.88%	574.51	360.42	214.09		89,402.71	4.90%	575.93	361.17	214.76		89,133.32
54	Feb-15	4.88%	574.51	359.56	214.95		89,187.76	4.90%	575.93	360.30	215.63		88,917.69
55	Mar-15	4.88%	574.51	358.70	215.81		88,971.95	4.90%	575.93	359.43	216.50		88,701.19
56	Apr-15	4.88%	574.51	357.83	216.68		88,755.27	4.90%	575.93	358.55	217.38		88,483.81
57	May-15	4.88%	574.51	356.96	217.55		88,537.72	4.90%	575.93	357.67	218.26		88,265.55
58	Jun-15	4.88%	574.51	356.08	218.43		88,319.29	4.90%	575.93	356.79	219.14		88,046.41
59	Jul-15	4.88%	574.51	355.21	219.30		88,099.99	4.90%	575.93	355.91	220.02		87,826.39
60	Aug-15	4.88%	574.51	354.32	220.19		87,879.80	4.90%	575.93	355.02	220.91		87,605.48
			33,726.19	21,605.99	12,120.20	0.00	87,879.80		33,324.70	20,930.18	12,394.52	0.00	87,605.48

* 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. Future rate changes are assumed to be linear and equal for each term, which may not occur in actual practice. No expenses are factored in besides interest. E.&O.E. Approval O.A.C. Copyright 2010. All rights reserved.