Mortgage Calculator

Mortgage Calculator on the FHA Connection is used to generate a billing schedule of principal and interest payments and monthly (periodic) mortgage insurance premium payments based on the mortgage information provided. The billing schedule includes the following information for the term of the mortgage:
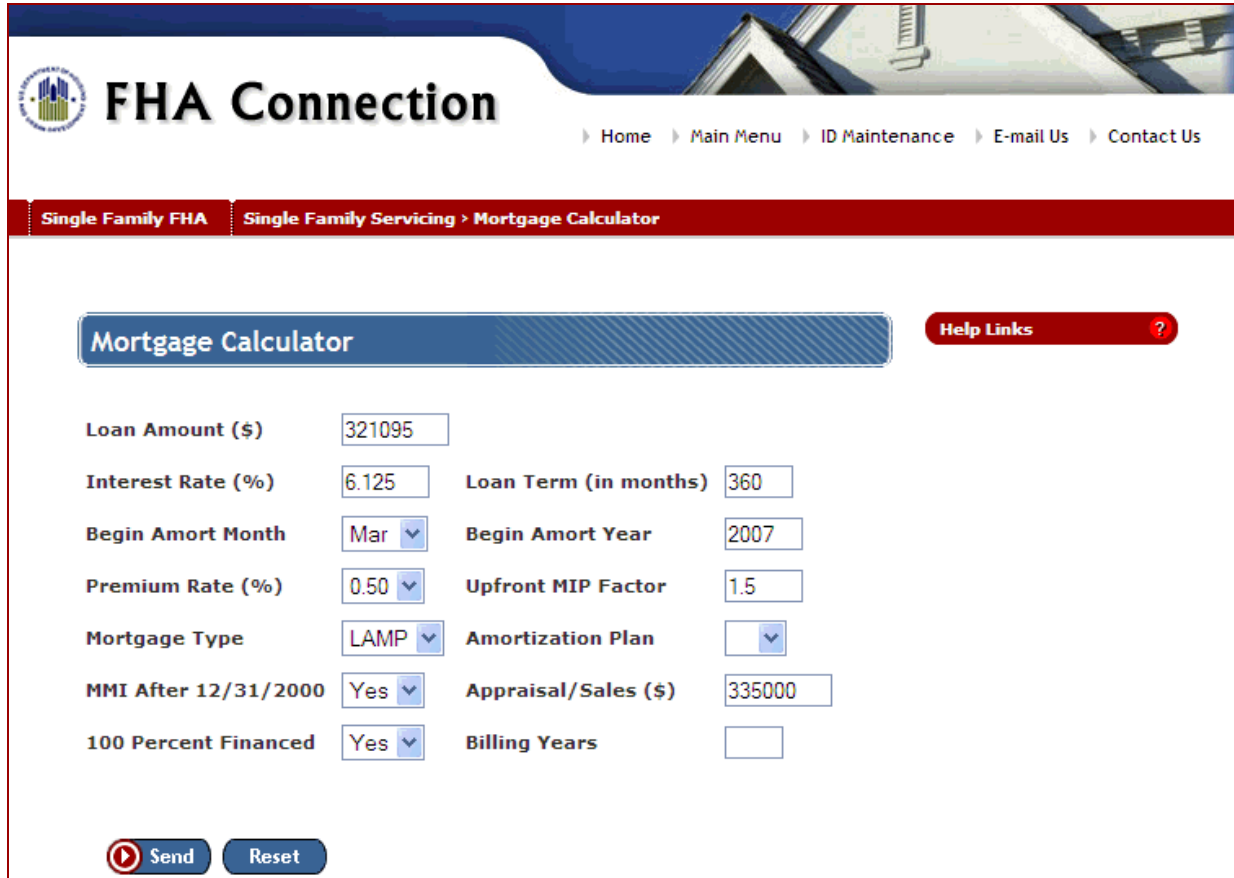
- Each principal and interest payment, including a breakdown of the principal and interest amounts and the principal balance due on the mortgage after a payment.

- Each monthly mortgage insurance premium payment, including anniversary date changes to the premium amount and the cessation of premium payments.

- Unpaid principal balance percentage after a principal and interest payment (excludes any upfront mortgage insurance premium that may be included in the mortgage).

This **FHA Connection Guide** module includes:

- **Accessing Mortgage Calculator**
- **Generating a Billing Schedule Using Mortgage Calculator**
- **Troubleshooting Discrepancies**

Accessing Mortgage Calculator

After signing on to the FHA Connection, follow this menu path to access the Mortgage Calculator page (**Figure 1**): **Single Family FHA** > **Single Family Servicing > Mortgage Calculator**. The FHA Connection menu path appears in the red banner at the top of each function page. For information on using **Mortgage Calculator**, click **Help Links** (?) in the upper right corner of the function page.
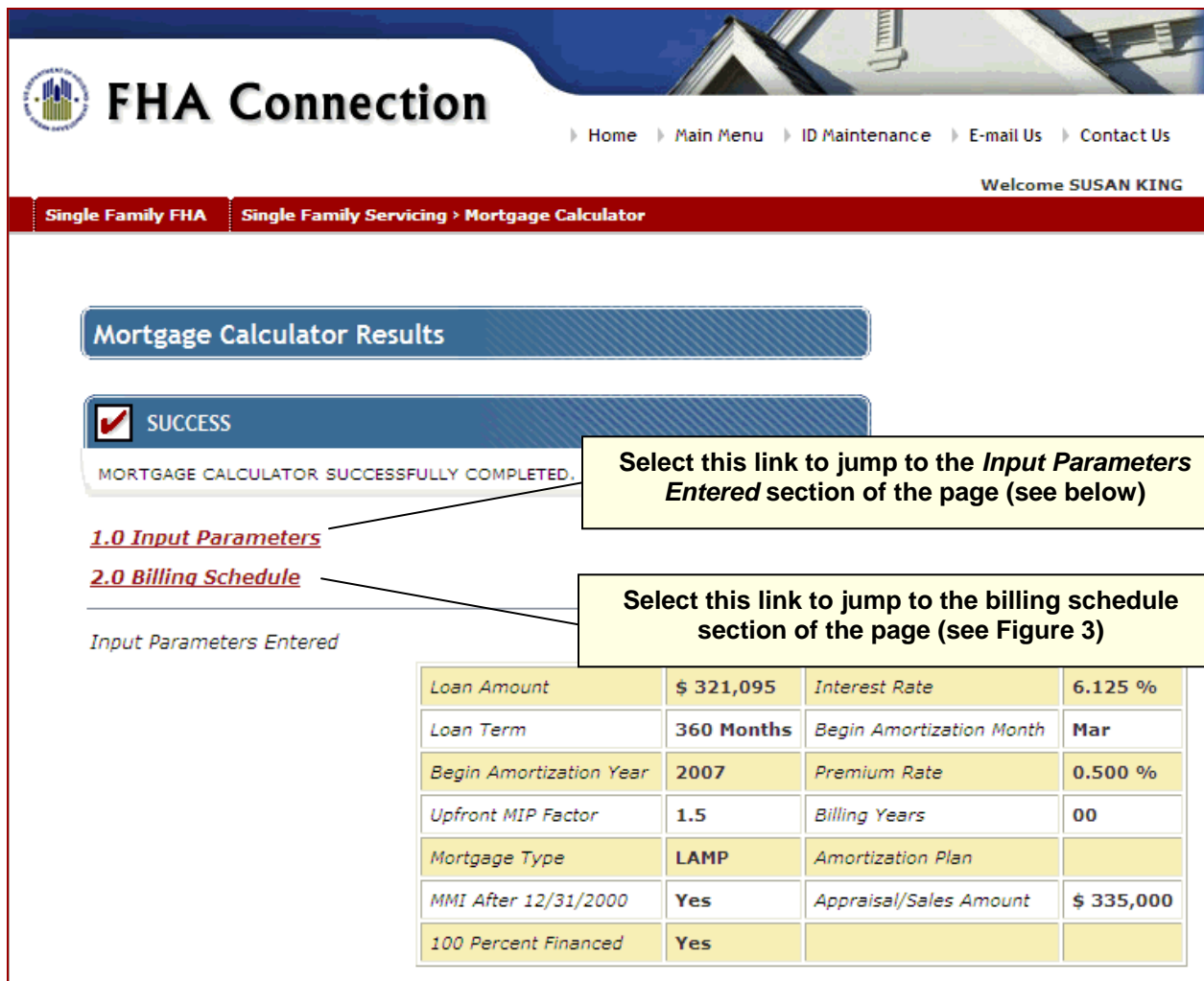

Figure 1: Mortgage Calculator page

Generating a Billing Schedule Using Mortgage Calculator

To generate a billing schedule using **Mortgage Calculator**, do the following:

1. On the Mortgage Calculator page (**Figure 1**), enter the mortgage information.

   - Information is required for all fields except **Billing Years**.

   - **Amortization Plan** information is only required for a *GEM* or *GPM* **Mortgage Type**.

   - Do not enter a dollar sign or cents for a field requiring a monetary amount.

   - Do not enter a percent sign for a field requiring a rate or factor.

2. Click ⊙ **Send** . The Mortgage Calculator Results page appears (**Figure 2**).

FHA Connection

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Welcome SUSAN KING

Single Family FHA | Single Family Servicing > Mortgage Calculator

Mortgage Calculator Results

✔ **SUCCESS**

MORTGAGE CALCULATOR SUCCESSFULLY COMPLETED.

Select this link to jump to the Input Parameters Entered section of the page (see below)

1.0 Input Parameters
2.0 Billing Schedule

Select this link to jump to the billing schedule section of the page (see Figure 3)

Input Parameters Entered

Loan Amount	$ 321,095	Interest Rate	6.125 %
Loan Term	360 Months	Begin Amortization Month	Mar
Begin Amortization Year	2007	Premium Rate	0.500 %
Upfront MIP Factor	1.5	Billing Years	00
Mortgage Type	LAMP	Amortization Plan	
MMI After 12/31/2000	Yes	Appraisal/Sales Amount	$ 335,000
100 Percent Financed	Yes		

Figure 2: Mortgage Calculator Results page with the mortgage information that was entered (Input Parameters)

3. Click **1.0 Input Parameters** to jump to the information that was entered on the Mortgage Calculator page (information on which the billing schedule is based). Click **2.0 Billing Schedule** to jump to the billing schedule (**Figure 3**).

The billing schedule for the parameters you entered is presented below.

Click here to go to the bottom of the billing schedule.

> **Select this link to jump to the end of the billing schedule**

Billing schedule

> **Select an item in the header row to display information on the billing schedule fields**

No.	Billing Month	Payment	Interest	Principal Reduction	Balance	Monthly MIP	% Threshold
1	Mar-2007	1951.01	1638.92	312.09	320782.91	131.10	94.34%
2	Apr-2007	1951.01	1637.33	313.68	320469.23	131.10	94.25%
3	May-2007	1951.01	1635.73	315.28	320153.95	131.10	94.16%
4	Jun-2007	1951.01	1634.12	316.89	319837.06	131.10	94.06%
5	Jul-2007	1951.01	1632.50	318.51	319518.55	131.10	93.97%
6	Aug-2007	1951.01	1630.88	320.13	319198.42	131.10	93.87%
7	Sep-2007	1951.01	1629.24	321.77	318876.65	131.10	93.78%
8	Oct-2007	1951.01	1627.60	323.41	318553.24	131.10	93.69%
9	Nov-2007	1951.01	1625.95	325.06	318228.18	131.10	93.59%
10	Dec-2007	1951.01	1624.29	326.72	317901.46	131.10	93.49%
11	Jan-2008	1951.01	1622.62	328.39	317573.07	131.10	93.40%
12	Feb-2008	1951.01	1620.95	330.06	317243.01	131.10	93.30%
13	Mar-2008	1951.01	1619.26	331.75	316911.26	129.47	93.20%

Figure 3: Beginning of the billing schedule on the Mortgage Calculator Results page

4. Use the **Click here to go to the bottom of the billing schedule** link to jump to the bottom of the schedule. Use the links in the header row of the billing schedule to get information on the fields displayed.

Note: If the borrower makes principal and interest payments in advance and the unpaid principal balance (**% Threshold**) reaches 78% before the time projected on the billing schedule, the last monthly mortgage insurance premium payment date can be changed. However, the case must be an active risk-based case (i.e., associated with HUD's Mutual Mortgage Insurance (MMI) Fund) with a closing date later than 12/31/2000 and meet the eligibility requirements stated in Mortgagee Letter 00-46. If the case meets all requirements, use **Monthly MIP Cancellation** on the Single Family Servicing, Mortgage Record Changes menu of the FHA Connection to make the change. See the **Mortgage Record Changes** module of this *FHA Connection Guide* for further information.

Troubleshooting Discrepancies

The monthly mortgage insurance premium bill is available via the Single Family Servicing, Monthly Premiums menu. If there is a discrepancy between the monthly premium billed by HUD for an existing FHA-insured case and the monthly mortgage insurance premium calculated by **Mortgage Calculator**, compare the details of the mortgage in your records with HUD's records. The following FHA Connection functions can be used to determine the information HUD has in its records for the mortgage:

- **Lender Query by Case Number:** This function is available on the Single Family Servicing menu. See the **Lender Query by Case Number** module of this *FHA Connection Guide* for further information.

- **Portfolio:** This report can be requested for the case via the Single Family Servicing, Monthly Premiums menu. See the **Monthly Premiums Reports** module of this *FHA Connection Guide* for further information.

If HUD's records must be corrected or if you are unable to resolve the discrepancy, contact HUD's Single Family Insurance Operations Division, Systems Management Branch, Data Quality. Call (202) 708-1994 or send an e-mail message to SystemManagement@hud.gov.