

PROBLEM 2): Yosef is taking out a loan to buy a condo. The interest rate was **6.75% compounded monthly** for 30 years. The loan amount was \$84212.00.

- a) Set up a formula with numbers substituted in for the variables in order to determine the required monthly loan payment

- b) Solve for an answer for the required monthly payment.
- c) How much interest (\$) does he pay in total over the life of the loan? Show work.

- d) Does your answer in c) make sense? If yes, just say so. If not, explain why not.

- e) What is the interest (\$) for the first month? Show work.

- f) Why isn't the answer in part e) equal to the answer in part c) divided by 360, i.e. the average interest (where I obtained 360 by the number of months)?

Instead of paying the required monthly payment of 546.20 from part b), beginning with the first payment, Yosef decides to pay \$600 each month. On Excel, we see the following:

Month #	Monthly Payment	Monthly Interest(\$)	Principle Paid	Loan Balance
277	\$600.00	\$6.01	\$593.99	\$473.73
278	\$600.00	\$2.66	\$597.34	(\$123.61)

- g) Use this Excel to determine how much he pays in total now. Show work.

- h) How much total interest (\$) does he pay over the life of the loan now? Show work.

- i) How much total interest (\$) did he save or lose by paying \$600 a month instead of the total interest of \$112,420 from 2c)? Show work.

- j) Does your answer in part i) make sense? If yes, just say so. If not, explain why not.

- k) Set up an equation with numbers that would have solved for how long it would take to pay off the loan this way (by paying \$600 each month over the entire life of the loan) if I didn't have the Excel chart to give me the answer, but **DO NOT SOLVE**.

