



# U.S. Mortgage Calculator with Taxes, Insurance and PMI

## Mortgage Details

Home Value

\$

Down Payment

% \$

Mortgage Amount

\$

Interest Rate

% \$

Amortization Period

Yr Mo

### Payment Frequency

Monthly  Bi-weekly

### Start Date

## Homeowner Expenses

### One-time Expenses

%  \$

### Property Taxes / year

%  \$

### Home Insurance / year

%  \$

### HOA Fees / month

\$

Add Extra Payments

Monthly Principal & Interest	\$1,650.97
Monthly Extra Payment	\$0.00
Property Taxes	\$247.33

Homeowner's Insurance	\$0.00
PMI (till 01-Apr 2032)	\$117.19
HOA Fees	\$300.00
<b>Total Monthly Payment</b>	<b>\$2,315.49</b>


Created with Highcharts  
8.1.0 Total of all Payments

Down Payment & One-time Expenses	\$25,000.00
Principal	\$225,000.00
Extra Payments	\$0.00
Interest	\$369,349.30
Taxes, PMI, Insurance & Fees	\$210,165.00
<b>Total of all Payments</b>	<b>\$829,514.30</b>

 **LendingTree** — Home Purchase & Refinance Loans

Full Disclosure: We get paid commissions for loan applications made through this link.

**Increase your homebuying power with 0% down. Check your VA Loan eligibility today.**  
Veterans United



**Increase your homebuying power with 0%  
down. Check your VA Loan eligibility today.**

Veterans United



### Mortgage Payment Schedule (01-Jan 2023 — 01-Dec 2052)

Created with Highcharts 8.1.0  
Mortgage Payment / year Balance Principal Extra Payments Interest Taxes, PMI, Insurance & Fees  
Balance 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 \$0 \$6,000 \$12,000 \$18,000 \$24,000

Taxes,

Year	Principal (A)	Interest (B)	PMI, Insurance & Fees (C)	Total Payment (A + B + C)	Balance	Loan Paid To Date
2023	\$1,879.57	\$17,932.07	\$7,974.25	\$27,785.89	\$223,120.43	0.84%
2024	\$2,035.57	\$17,776.07	\$7,974.25	\$27,785.89	\$221,084.86	1.74%
2025	\$2,204.52	\$17,607.12	\$7,974.25	\$27,785.89	\$218,880.34	2.72%
2026	\$2,387.50	\$17,424.15	\$7,974.25	\$27,785.89	\$216,492.84	3.78%
2027	\$2,585.66	\$17,225.98	\$7,974.25	\$27,785.89	\$213,907.18	4.93%
2028	\$2,800.27	\$17,011.38	\$7,974.25	\$27,785.89	\$211,106.91	6.17%
2029	\$3,032.69	\$16,778.95	\$7,974.25	\$27,785.89	\$208,074.22	7.52%
2030	\$3,284.40	\$16,527.24	\$7,974.25	\$27,785.89	\$204,789.82	8.98%
2031	\$3,557.00	\$16,254.64	\$7,974.25	\$27,785.89	\$201,232.82	10.56%
2032	\$3,852.23	\$15,959.41	\$7,036.75	\$26,848.39	\$197,380.58	12.28%
2033	\$4,171.97	\$15,639.68	\$6,568.00	\$26,379.64	\$193,208.62	14.13%
2034	\$4,518.24	\$15,293.41	\$6,568.00	\$26,379.64	\$188,690.38	16.14%
2035	\$4,893.25	\$14,918.39	\$6,568.00	\$26,379.64	\$183,797.13	18.31%
2036	\$5,299.39	\$14,512.26	\$6,568.00	\$26,379.64	\$178,497.74	20.67%
2037	\$5,739.23	\$14,072.41	\$6,568.00	\$26,379.64	\$172,758.51	23.22%
2038	\$6,215.59	\$13,596.06	\$6,568.00	\$26,379.64	\$166,542.92	25.98%
2039	\$6,731.48	\$13,080.17	\$6,568.00	\$26,379.64	\$159,811.44	28.97%
2040	\$7,290.19	\$12,521.46	\$6,568.00	\$26,379.64	\$152,521.26	32.21%
2041	\$7,895.27	\$11,916.37	\$6,568.00	\$26,379.64	\$144,625.99	35.72%
2042	\$8,550.57	\$11,261.07	\$6,568.00	\$26,379.64	\$136,075.42	39.52%
2043	\$9,260.27	\$10,551.38	\$6,568.00	\$26,379.64	\$126,815.15	43.64%
2044	\$10,028.86	\$9,782.78	\$6,568.00	\$26,379.64	\$116,786.29	48.09%
2045	\$10,861.25	\$8,950.39	\$6,568.00	\$26,379.64	\$105,925.03	52.92%
2046	\$11,762.73	\$8,048.91	\$6,568.00	\$26,379.64	\$94,162.30	58.15%
2047	\$12,739.03	\$7,072.61	\$6,568.00	\$26,379.64	\$81,423.27	63.81%

<input type="checkbox"/> 2048	\$13,796.37	\$6,015.28	\$6,568.00	\$26,379.64	\$67,626.90	69.94%
<input type="checkbox"/> 2049	\$14,941.46	\$4,870.18	\$6,568.00	\$26,379.64	\$52,685.44	76.58%
<input type="checkbox"/> 2050	\$16,181.59	\$3,630.05	\$6,568.00	\$26,379.64	\$36,503.85	83.78%
<input type="checkbox"/> 2051	\$17,524.66	\$2,286.99	\$6,568.00	\$26,379.64	\$18,979.19	91.56%
<input type="checkbox"/> 2052	\$18,979.19	\$832.45	\$6,568.00	\$26,379.64	\$0.00	100%

### Comparison of Mortgage Payments

Payment Frequency	Payments / year	Payment	Total Extra Payments	Total Savings	Amortization Period
Monthly	12	\$2,315.49	\$0.00	\$0.00	30y
Bi-weekly	26	\$1,132.19	\$0.00	\$104,011.13	22y 10m

Wanna print OR share a custom link to your mortgage calculation (with all your numbers pre-filled)?

□ Print

□ Share

## How to Use the Mortgage Calculator

This free mortgage calculator helps you estimate your [monthly payment](#) with the principal and interest components, property taxes, PMI, homeowner’s insurance and HOA fees. It also calculates the sum total of all payments including one-time down payment, total PITI amount and total HOA fees during the entire amortization period. You are presented with a detailed mortgage payment schedule. Many homeowners wish to accelerate their mortgage schedule through extra payments or accelerated bi-weekly payments. A table showing the difference in payments, total interest paid and amortization period under both schemes is also displayed.

Here are a few important points to help you understand the mortgage calculations:

- The difference between home value and the mortgage amount is considered your down payment. If you are [refinancing your loan](#), you should treat the down payment amount as the equity you own in your home.
- You should take into account [loan limits on conventional loans](#) set by FHFA.
- [Private Mortgage Insurance](#) (PMI) is calculated only if down payment is less than 20% of the property value (i.e., loan-to-value ratio is higher than 80%) and stops as soon as the outstanding principal amount (balance) is less than or equal to 80% of the home value. PMI is estimated at following rates: 95.01-100% LTV = 1.03% , 90.01-95% LTV = 0.875%, 85.01-90% LTV = 0.625%, 80.01-85% LTV = 0.375%. The actual PMI is based on your loan-to-value (LTV), [credit score](#) and debt-to-income (DTI) ratio. Learn how to [avoid PMI](#).

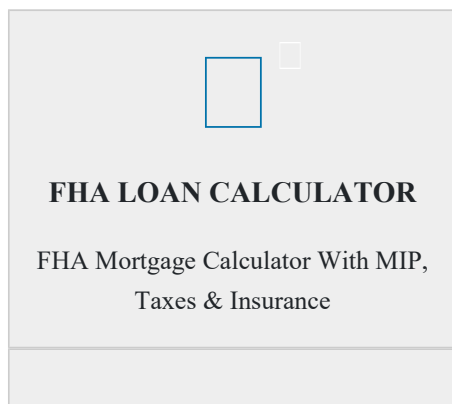
- PMI, [property taxes](#) and homeowners insurance (aka hazard insurance OR home insurance) are defaulted to national averages in the US. These averages may not be accurate for your particular situation. You should override and enter your own estimates, if required.
- Although you may not pay property taxes and insurance on a monthly basis, it is factored into the total monthly payment with the assumption that you are setting aside this amount (through [escrow](#) / impound account or some other means) every month.
- You can enter down payment, one-time expenses, property taxes and homeowners insurance as a percentage of the home value and PMI as a percentage of the mortgage amount. You also have the choice of entering exact dollar amounts instead, if desired.
- One-time expenses can include [closing costs](#) (including [discount points](#)) and any money spent on one-time repair or renovation of the property.
- Bi-weekly payments (aka 'Accelerated Bi-weekly', 'True Bi-weekly' or 'Bi-weekly applied bi-weekly') help reduce your total interest cost and accelerate mortgage payoff.
- All extra payments pay down the principal and help reduce the loan tenure.
- You can print OR share a custom link to your mortgage calculation, with all your numbers already pre-filled, with your friends & family.
- Taxes, PMI, Insurance & Fees** includes property taxes, PMI, Homeowner's Insurance and HOA Fees.
- PITI** refers to **P**rincipal, **I**nterest, **T**axes and **I**nsurance.

The mortgage calculations do not include the following costs and savings:

- Certain recurring costs associated with home ownership (e.g., utilities, home warranty, home maintenance costs etc.)
- Savings such as tax deductions on your mortgage payments

If you opt for [ARMs](#), your mortgage interest rates (and monthly payment) will change over time. Some of the recurring expenses will change over the lifetime of home ownership due to home value changes, inflation and other factors. Some expenses (e.g., property taxes, homeowner's insurance etc.) will continue even after you have paid off your loan. You should consider all these factors, especially when making a [rent vs. buy](#) decision.

Best wishes for an affordable home mortgage loan and a great new home!





### **DTI RATIO CALCULATOR**

Know your chances of getting approved for a mortgage



### **IOS APP**

Download our Free iOS App from the App Store



### **ANDROID APP**

Download our Free Android App from Google Play Store

## Recent Articles

---

[Q3 Real Estate Market Update — Winter Is Coming \(Part 2\)](#)

NOV 04, 2022

[FHA Offers More Than Just a First-Time Homebuyer Mortgage](#)

NOV 02, 2022

[Q3 Real Estate Market Update — Winter Is Coming](#)

OCT 28, 2022

[Should You Opt For Non-QM Loans?](#)

OCT 26, 2022

[Assumable Mortgage Loans — What You Need to Know](#)

OCT 19, 2022



## U.S. Mortgage Rates — Weekly Averages as of November 03, 2022

### 30-Yr FRM

**6.95%**

0.8 Fees/Points

### 15-Yr FRM

**6.29%**

1.2 Fees/Points

### 5/1-Yr ARM

**5.95%**

0.2 Fees/Points

#### Related Reading

- [ARM vs. FRM — Differences, Advantages & Drawbacks](#)
- [Understanding Mortgage Points](#)

Data Source: [PMMS](#)

## Share Your Thoughts

## 217 responses to “U.S. Mortgage Calculator with Taxes, Insurance and PMI”

**Mike** says:

July 11, 2022 at 2:39 AM

Hey you're right. It incorrectly discounts taxes and HOA fees.

Example you have taxes of \$679.17 per month when you switch to bi-weekly it shows \$313.46 as the taxes payment when it should be \$339.59.

That needs to be corrected!

[Reply](#)



**Vasu Adiga** says:

July 12, 2022 at 11:47 AM

You pay half the monthly mortgage amount x 26 times in a year and that's how it pays off your mortgage quickly.

If monthly mortgage payment is \$1000, yearly total would be  $12 \times \$1000 = \$12,000$ . Equivalent (Accelerated) bi-weekly mortgage payment would be \$500; yearly total equals  $26 \times \$500 = \$13,000$ . So you are paying \$1,000 extra yearly to reduce your total interest outgo and pay off your mortgage quickly.

You wouldn't gain anything by paying extra towards property taxes, HOA fees and homeowners insurance. So, we divide the yearly payment by 26 for such homeowner expense items.

If yearly taxes is \$3120,

– you pay  $\$3120 / 12 = \$260$  monthly

OR

– you pay  $\$3120 / 26 = \$120$  bi-weekly

If you still think I have erred, please feel free to contact me here: <https://usmortgagecalculator.org/contact-us/>

[Reply](#)

 **Timothy** says:  
[March 16, 2022 at 10:32 PM](#)

Why do you discount taxes and HOA fees when it comes to biweekly payments? Those have to paid as is.

[Reply](#)

 **georgeofstafford@yahoo.com** says:  
[December 27, 2021 at 2:26 PM](#)


I thought I would try this. It does not take into consideration of a VA loan when there is no down payment and no PMI. Example. On a refinance my home value is \$260,000, my mortgage balance is \$150,000 and the loan is \$160,000. Everytime I put a number in it changes the down payment when there isn't any. It even changes the PMI

[Reply](#)

 **Anand** says:  
[April 20, 2021 at 7:20 PM](#)

One of the best calculator ever seen. easy to use, great UI and UX. pretty accurate and must have for everyone shopping around for mortgage.

[Reply](#)

 **Cree West** says:  
[January 16, 2021 at 4:17 AM](#)

They need to show this at closing.

[Reply](#)

 **Satish** says:

[December 30, 2020 at 7:13 AM](#)

Great calculator. Thanks, there is minor miscalculation when a one-time extra payment is made towards the end of the month (30th), the payment is considered as made at the beginning of the month hence the interest paid for that same month is reduced. If payment is made during the month, it should be applied to next month principal to be aligned with way banks currently do.

[Reply](#)



**Jim Finflay** says:

[September 24, 2020 at 1:05 PM](#)

This is an excellent tool to use to determine how much your yearly income P&I you will have from a fixed amount of savings

[Reply](#)



**Danielle Corbett** says:

[September 23, 2020 at 11:24 PM](#)

best mortgage calculator out there

[Reply](#)



**More Poor Than Expected** says:

[August 4, 2020 at 6:09 PM](#)

Thank you so much for building this calculator. All the other mortgage calculators are so deceptive, because they leave out a lot of important expenses (e.g. PMI and one-time expenses).

I'm kind of bummed out, realizing I am not able to afford a home in the price range other calculators led me to believe.

However, I'm also grateful and relieved to have learned this information now, when I'm still researching, instead of when I was going to make an offer.

[Reply](#)



**Greg Collins** says:

July 28, 2020 at 5:52 PM

Best calculator, by far! Thanks for sharing.

One request is to separate down payment & other one-time expenses in the totals & pie chart. I like considering the down payment + principal as payments made to myself, whereas everything else (interest, taxes, insurance, closing costs) are all “fees”.

[Reply](#)



**Vasu Adiga** says:

July 30, 2020 at 6:35 AM

Thanks for appreciating our work.

‘One-time expenses’ is a catch-all entry that can include closing costs, new home furnishing / renovation expenses etc.

Both down payment and one-time expenses are bulk payments (or expenses) made when purchasing your home. Hence they are shown together. Rest are periodic (monthly / bi-weekly / yearly) payments made over many years.

[Reply](#)



**Henry** says:

August 3, 2022 at 11:08 AM

Vasu,

Your calculator is great and please know I have used it regularly for many years without any issues for my programming analysis work that requires immediate multiple data entries for financial planning and investment purchases/purposes...but then again I have only been doing this stuff for 40+ years so perhaps...

Please know that I appreciate your work. Back in the 80's I had to design a comparative analysis program for the baby bells after the AT&T breakup, on a Tandy (that's how old I am) It was a chore but I got it done after an entire day of constant reworking, testing, and crunching numbers by hand to verify the programs integrity. Thank you for saving me probably 2 days work this time around.

[Reply](#)



**Vasu Adiga** says:

August 5, 2022 at 3:05 PM

Thanks for the kind words, Henry.

[Reply](#)

## Calculators & Widgets

[U.S. Mortgage Calculator](#)

[FHA Mortgage Calculator](#)

[Loan Amortization Calculator](#)

[iOS App](#)

[Android App](#)

[Mobile-friendly Mortgage Calculator Widget](#)

[U.S. Inflation Calculator](#)

401k Calculator

---

Retirement Calculator

## iOS & Android App

---

You can also download our **Mortgage Calculator iOS app** from the Apple App Store AND **Mortgage Calculator Android app** from the Google Play Store.



## About Us

---

[Privacy Policy](#)

---

[Terms of Use](#)

---

[Contact Us](#)