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## Installing Margill

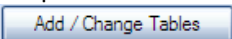
Download the Margill installer file (Margill4.4\_xyz\_Install.exe).

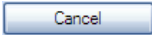
For easy access to Margill you should say “Yes” when the installer prompts you to create a shortcut on the Desktop.

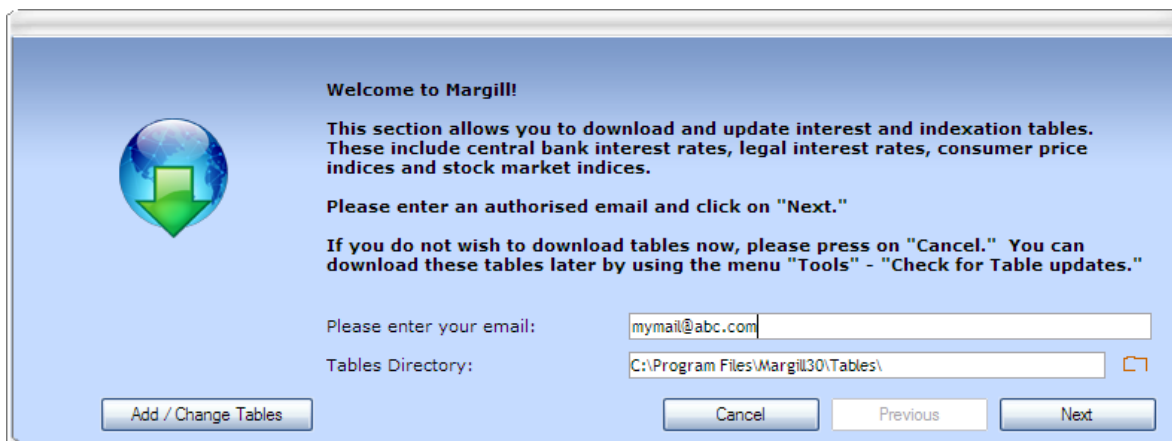
Once installed, choose the Standard Edition:

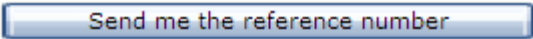


## Default settings and Interest table selection

Once Margill is installed, you will be prompted to choose interest tables. The tables include central bank rates, bank rates and legal interest rates. Click on: .

If you do not wish to select tables at this point (or ever), click on . You will nevertheless be prompted to choose certain settings.

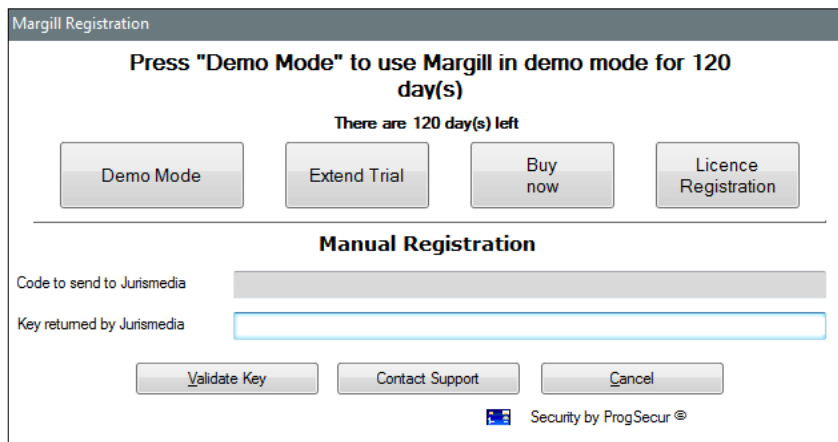


If you wish to select tables you will then be taken to the Margill web site. Enter your email and the Reference number (usually sent by email or press on ). In a normal licence you may choose up to 10 tables at no extra cost.

After choosing your tables go back to the Margill software. Press on “Next”. If you are using in demo mode, in the next window, press on “Demo Mode”

Margill will use your default Windows currency (\$, £, €, R, etc.) and date format (to change use Control Panel, Regional settings in Windows).

Press either on “Demo Mode” or if a licence was purchased, press on “Licence Registration”.

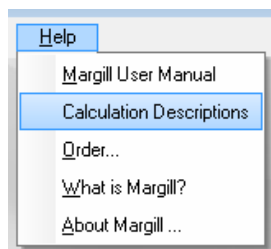


## Complete User Guide and Examples

The Margill User Guide, available in PDF format may be found in the “Help” tab.

## Margill Calculations

The types of calculations performed by Margill are available through the “Help” tab under “Calculation Descriptions”.

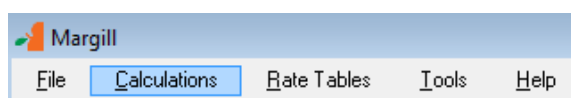


The following table provides an overview of the various calculations performed by Margill:

<p><b>Mortgages</b></p> <ul style="list-style-type: none"> <li>• Regular fixed rate Mortgage</li> <li>• Adjustable-rate Mortgage (ARM)</li> <li>• Irregular (complex) Mortgage</li> <li>• Mortgage with unknown future rates</li> <li>• Reverse Mortgage</li> <li>• APR (Annual Percentage Rate)</li> </ul>	<p><b>Line of credit</b></p> <ul style="list-style-type: none"> <li>• Line of credit</li> </ul>	<p><b>Asset finance / Leasing</b></p> <ul style="list-style-type: none"> <li>• Asset finance / Leasing</li> <li>• Decision to purchase equipment</li> </ul>
<p><b>Loans</b></p> <ul style="list-style-type: none"> <li>• Simple interest calculation</li> <li>• Compound interest calculation</li> <li>• Simple loan with payments (Amortization)</li> <li>• Complex, irregular loan (Amortization)</li> <li>• Successive disbursements / reimbursements</li> <li>• Add-on interest loan</li> <li>• Loan with unknown future rates</li> <li>• APR (Annual Percentage Rate)</li> <li>• Unknown interest rate (simple loan)</li> <li>• Unknown interest rate (complex loan)</li> </ul>	<p><b>Bonds</b></p> <ul style="list-style-type: none"> <li>• Calculation of bond premium</li> <li>• Calculation of bond discount</li> <li>• Zero-coupon bonds</li> </ul>	<p><b>Present value</b></p> <ul style="list-style-type: none"> <li>• Present value of an investment</li> <li>• Quantum in liability cases for rulings (lump sum)</li> </ul>
	<p><b>Investments</b></p> <ul style="list-style-type: none"> <li>• Annual Rate of return</li> <li>• Return on complex investments</li> <li>• Comparison of investment instruments</li> <li>• Future value of investments</li> <li>• Present value of an investment</li> <li>• Decision to purchase equipment / real-estate</li> </ul>	
	<p><b>Late payments / Collection</b></p> <ul style="list-style-type: none"> <li>• Unpaid accounts receivable</li> <li>• Late / unpaid Income Tax</li> <li>• Late / unpaid Salaries</li> <li>• Late / unpaid Rent</li> <li>• Late / unpaid Alimony</li> </ul>	

## Most common calculations

All calculations may be accessed through the “Calculations” tab or by the **New Calculation** button in the middle of the main screen.

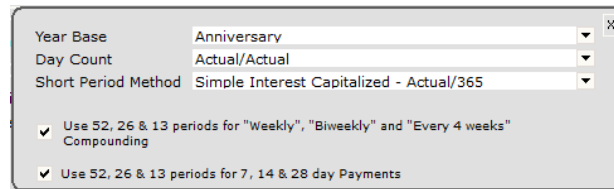


## Mortgages, loans and leases

Go to “Calculations” and choose “Recurring Payments”. Many amortization types may be done with Margill.

In the US and most countries, mortgages are usually compound interest, compounded monthly. In Canada, compounding is semi-annual.

Use the “Advanced” button including “Day count” and “Short periods” to get precise and accurate totals to match banks and other lenders. If you are unsure of the settings to use, Margill default settings should be used. Then adjust the “Advanced” options by testing various hypotheses to match your calculations you know to be true.

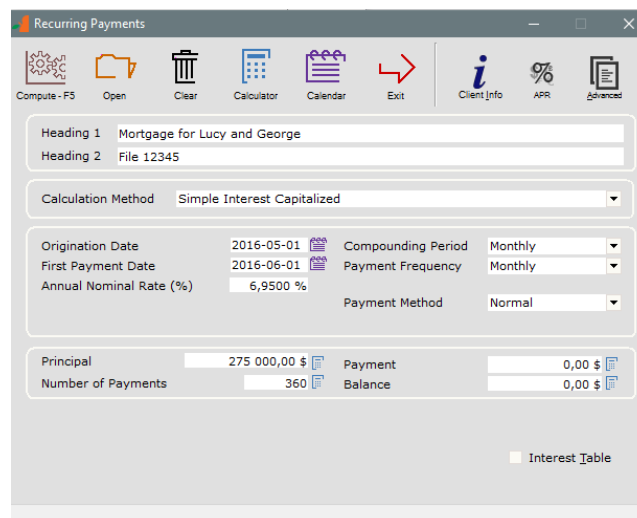


Advanced settings dialog box showing the following options:

- Year Base: Anniversary
- Day Count: Actual/Actual
- Short Period Method: Simple Interest Capitalized - Actual/365
- ☒ Use 52, 26 & 13 periods for "Weekly", "Biweekly" and "Every 4 weeks" Compounding
- ☒ Use 52, 26 & 13 periods for 7, 14 & 28 day Payments

For more information on “Day count” and “Short” and “Long” periods, consult the full User Guide under the Margill “Help” tab.

Below is an example of a standard 30 year mortgage (for a Canadian mortgage simply change compounding to semi-annual) with a first payment date one month after the Origination Date.



Recurring Payments window showing the following data:

Heading 1: Mortgage for Lucy and George  
 Heading 2: File 12345

Calculation Method: Simple Interest Capitalized

Origination Date: 2016-05-01  
 First Payment Date: 2016-06-01  
 Annual Nominal Rate (%): 6,9500 %

Compounding Period: Monthly  
 Payment Frequency: Monthly  
 Payment Method: Normal

Principal: 275 000,00 \$  
 Number of Payments: 360  
 Payment: 0,00 \$  
 Balance: 0,00 \$

☐ Interest Table

Data entry window



Detailed client information may be entered with the  button (top right).

By leaving one of four variables “Payment”, “Principal”, “Number of Payments” or “Annual Nominal Rate (%)” blank, the fourth will be computed automatically.

### Special situations

Loans, mortgages or leases may also be worked out to include one of the following payment plans and even a combination of these Payment Methods:

Normal
Interest Only
Fixed Principal
Rate Adjusted Payments
Payments set to 0.00

For Rate Adjusted Payments, an interest table must be used. These tables may be chosen on the Margill web site or created through the “Rate Tables” tab (see “Creating an interest table” below).

To choose an interest table, check “Interest Table” on the bottom right of the Data Entry Window.

Rate Table to Use	US-Fed_Reserve_Fed_Funds	  
<input type="checkbox"/> Use fixed (unique) interest rate at "Origination Date"	<input checked="" type="checkbox"/> Interest Table	


Margill allows to add or subtract x% from the rates in the table.

Annual Nominal Rate (%)	Variable
Percentage to Add (Annual)	0,0000 %

Multiple **payment frequencies** may be chosen including payments every x days or totally irregular payments. The payment frequencies may be different from the compounding periods, a feature not always possible in other calculation software.

Annually
Semiannually
Quarterly
Monthly
Twice monthly
By day(s)
Irregular



Once the data is entered, press on “Compute”  or F5. The regular schedule is produced and may be completely edited (see example in the “Collection and Lines of credit” section).

This example includes a NSF check on Feb. 1, 2017 and an extra payment on April 12, 2017. Other “events” (missed, late and partial payments, additional principal, fees, interest-only or fixed principal payments) may be added anytime and comments added for each line (see “Right mouse click” section).

Results - Recurring Payments\*

Print Save Export Exit Client Info Mortgage for Lucy and George File 12345

Positive Payments = 360  
Negative Payments = 0  
Balance -1 360,66 \$

Principal 275 000,00 \$  
Total Interest 21 015,51 \$  
Total 296 015,51 \$

Hide/Show Columns

Line	Start Date	Pmt Date	Payment	Rate	Principal	Interest	Computational Balance	Comment	True Balance
1	2016-05-01	2016-06-01	822,77 \$	0,5000 %	706,31 \$	116,46 \$	274 293,69 \$		274 293,69 \$
2	2016-06-01	2016-07-01	822,77 \$	0,5000 %	710,35 \$	112,42 \$	273 583,34 \$		273 583,34 \$
3	2016-07-01	2016-08-01	822,77 \$	0,5000 %	706,91 \$	115,86 \$	272 876,43 \$		272 876,43 \$
4	2016-08-01	2016-09-01	822,77 \$	0,5000 %	707,21 \$	115,56 \$	272 169,22 \$		272 169,22 \$
5	2016-09-01	2016-10-01	822,77 \$	0,5000 %	711,23 \$	111,54 \$	271 457,99 \$		271 457,99 \$
6	2016-10-01	2016-11-01	822,77 \$	0,5000 %	707,81 \$	114,96 \$	270 750,18 \$		270 750,18 \$
7	2016-11-01	2016-12-01	822,77 \$	0,5000 %	711,81 \$	110,96 \$	270 038,37 \$		270 038,37 \$
8	2016-12-01	2017-01-01	822,77 \$	0,5000 %	708,41 \$	114,36 \$	269 329,96 \$		269 329,96 \$
9	2017-01-01	2017-02-01	822,77 \$	0,5000 %	708,40 \$	114,37 \$	268 621,56 \$		268 621,56 \$
10	2017-02-01	2017-03-01	0,00 \$	0,5000 %	-103,03 \$	103,03 \$	268 724,59 \$	NSF payment	268 724,59 \$
11	2017-03-01	2017-04-01	822,77 \$	0,5000 %	708,65 \$	114,12 \$	268 015,94 \$		268 015,94 \$
12	2017-04-01	2017-04-12	2 000,00 \$	0,5000 %	1 959,61 \$	40,39 \$	266 056,33 \$	Extra payment	266 056,33 \$
13	2017-04-12	2017-05-01	822,77 \$	0,5000 %	753,52 \$	69,25 \$	265 302,81 \$		265 302,81 \$
14	2017-05-01	2017-06-01	822,77 \$	0,5000 %	710,11 \$	112,66 \$	264 592,70 \$		264 592,70 \$
15	2017-06-01	2017-07-01	822,77 \$	0,5000 %	714,03 \$	108,74 \$	263 878,67 \$		263 878,67 \$

Method: Simple Interest Capitalized  
Day Count: Actual/Actual  
Payment Method: Normal

Balance = 0,00 \$

Selected Lines: 2 Total Payments: 2 000,00 \$ Total Interest: 143,42 \$ Total Principal: 1 856,58 \$

Results window (capitalized Simple Interest – green capitalization lines)

The icons to the right of the table allow lines to be:

- added at the end of the schedule
- inserted in between existing lines in the schedule
- taken out
- any operation cancelled (*Undo*)



See also the “Right mouse click” section.

### Annual Percentage Rate (APR)

The APR may be computed for regular and irregular loans. In the “Recurring Payments” calculation, press on the APR button (top right). Check “Calculate the APR”, enter the fees and close.

☒ Calculate the APR

Please enter one or many of the following:

Origination fees	500,00 \$	Financed
Insurance	0,00 \$	Financed
Other fees	0,00 \$	Financed
Commission	0,0500 % = 250,00 \$	Financed
Points	0,0000 % = 0,00 \$	Financed

Total Paid up-front = 0,00 \$  
Total Financed = 750,00 \$  
Total Subsequently Paid = 0,00 \$  
Total Fees = 750,00 \$

If the Fees are Financed, these will be added to the Principal and the payments calculated with this total amount.

If the Fees are Paid up front or Subsequently Paid, the regular payment amount will not increase, but the APR will increase and will be included in the APR window.

For Disclosure information, Paid up-front Fees are subtracted from the Amount Financed from the Total of payments.

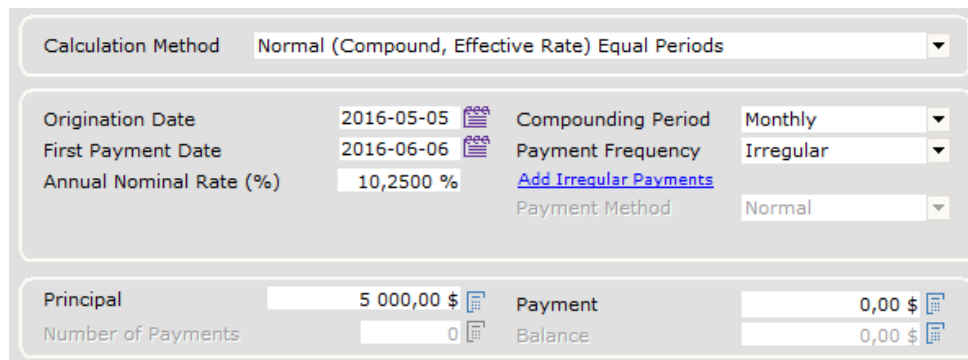
The balance must equal 0.00 in order to compute all finance charges and the APR.

### Collection and Lines of credit

Go to “Calculations” and choose “Recurring Payments”. In this example, a first amount of 5000 is borrowed on 05/05/2016 and the following irregular advances and payments are initially made:

- 06/06/2016, 2500 is advanced
- 06/10/2016, 1000 is refunded
- 06/15/2016, 3000 is advanced

Enter the data and click on “Add Irregular Payments” once “Irregular” is set in the “Payment frequency”.

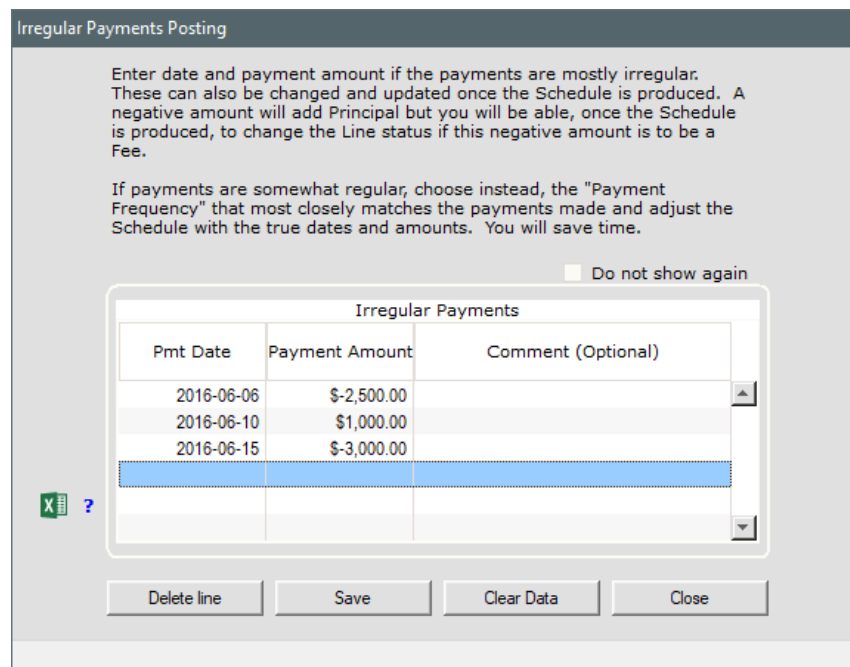


The Partial Data Entry window contains the following fields:

- Calculation Method: Normal (Compound, Effective Rate) Equal Periods
- Origination Date: 2016-05-05
- Compounding Period: Monthly
- First Payment Date: 2016-06-06
- Payment Frequency: Irregular
- Annual Nominal Rate (%): 10,2500 %
- Payment Method: Normal
- Principal: 5 000,00 \$
- Payment: 0,00 \$
- Number of Payments: 0
- Balance: 0,00 \$

Partial Data Entry window

This window will appear allowing you to enter irregular payments. Negative payments are advances (additional principal) and positive payments are payments from the borrower.



The Irregular Payments Posting window includes the following text and table:

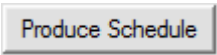
Enter date and payment amount if the payments are mostly irregular. These can also be changed and updated once the Schedule is produced. A negative amount will add Principal but you will be able, once the Schedule is produced, to change the Line status if this negative amount is to be a Fee.

If payments are somewhat regular, choose instead, the "Payment Frequency" that most closely matches the payments made and adjust the Schedule with the true dates and amounts. You will save time.

☐ Do not show again

Pmt Date	Payment Amount	Comment (Optional)
2016-06-06	\$-2,500.00	
2016-06-10	\$1,000.00	
2016-06-15	\$-3,000.00	

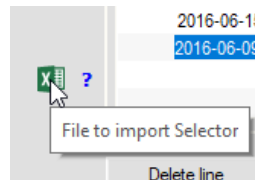
Buttons: Delete line, Save, Clear Data, Close

Press on 

Normal (Compound, Effective Rate) Equal Periods - Compounding Monthly							
Line	Pmt Date	Payment	Rate	Principal	Interest	Balance	Comment
1	2016-06-06	-2 500,00 \$	10,2500 %	-2 544,94 \$	44,94 \$	7 544,94 \$	
2	2016-06-10	1 000,00 \$	10,2500 %	991,56 \$	8,44 \$	6 553,38 \$	
3	2016-06-15	-3 000,00 \$	10,2500 %	-3 009,17 \$	9,17 \$	9 562,55 \$	

Partial Results window


If there are many irregular payments (or invoices for example), an **import can be done via Excel**. Press on the Excel icon and choose the file.



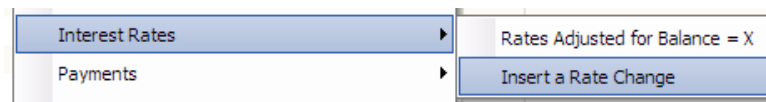
All that is needed for the Excel file are two to three columns with headers followed by the data: Date (based on the Windows short date format), Amount (positive or negative depending if payment (+) or amount due (-)) and an optional Comment:

	A	B	C
1	Date	Amount	Comment
2	6/6/2017	75	Ch. 123
3	7/7/2017	88.99	
4	9/9/2017	-5000	Add. loan - ch 345
5	5/3/2018	25.63	
6	9/8/2018	888.98	
7	3/10/2018	1250.87	
8			

Sample import Excel sheet

A payment schedule initially created can be modified and updated over time. Lines may be added at the end of the table with the  icon to insert advances and payments and even include interest rate changes. Example:

- 07/01/2016, rate is changed to 10.50% (use right mouse click to insert the rate change):



- 07/15/2016, 500 refund
- We wish to know the balance owed on 09/01/2016



Our updated Results window:

[Hide/Show Columns](#)

Recurring Payments - Irregular								
Line	Start Date	Pmt Date	Payment	Rate	Principal	Interest	Balance	Comment
1	2016-05-05	2016-06-06	-2 500,00 \$	10,2500 %	-2 544,94 \$	44,94 \$	7 544,94 \$	
2	2016-06-06	2016-06-10	1 000,00 \$	10,2500 %	991,56 \$	8,44 \$	6 553,38 \$	
3	2016-06-10	2016-06-15	-3 000,00 \$	10,2500 %	-3 009,17 \$	9,17 \$	9 562,55 \$	
4	2016-06-15	2016-07-01	0,00 \$	10,5000 %	-43,92 \$	43,92 \$	9 606,47 \$	Rate change
5	2016-07-01	2016-07-15	500,00 \$	10,5000 %	461,40 \$	38,60 \$	9 145,07 \$	
6	2016-07-15	2016-09-01	0,00 \$	10,5000 %	-126,60 \$	126,60 \$	9 271,67 \$	

For collection, invoices should be negative payments and payments by the client positive amounts. The invoice number and other comment may be added:

[Hide/Show Columns](#)

Recurring Payments - Irregular								
Line	Start Date	Pmt Date	Payment	Rate	Principal	Interest	Balance	Comment
1	2016-05-05	2016-06-06	-2 500,00 \$	10,2500 %	-2 544,94 \$	44,94 \$	7 544,94 \$	Invoice 12345
2	2016-06-06	2016-06-10	1 000,00 \$	10,2500 %	991,56 \$	8,44 \$	6 553,38 \$	Paid ch. 101
3	2016-06-10	2016-06-15	-3 000,00 \$	10,2500 %	-3 009,17 \$	9,17 \$	9 562,55 \$	Invoice 12346
4	2016-06-15	2016-07-01	0,00 \$	10,5000 %	-43,92 \$	43,92 \$	9 606,47 \$	Rate change
5	2016-07-01	2016-07-15	500,00 \$	10,5000 %	461,40 \$	38,60 \$	9 145,07 \$	Paid ch. 109
6	2016-07-15	2016-09-01	0,00 \$	10,5000 %	-126,60 \$	126,60 \$	9 271,67 \$	Balance due



Schedules may be saved and updated over time.

### Late or unpaid rent or salaries (Arrears) (for law-type calculations, Margill Law Edition is recommended)

In this example, a landlord is owed 1000 a month for 3 months and one month's rent was 20 days late. How much is owed on May 31, 2016 if the interest rate is 12% per year?

First rent was payable on May 1, 2015 ("Origination Date" and "Date of first Due Arrear"). For "End of Period" in order for Margill to automatically determine the right date, right click with the mouse and input 4 installments. The end of period date will be 08/02/2015 which we can change in the schedule thereafter to 05/31/2016.

Use either simple interest, simple interest capitalized or compound interest.

Number of Installments

OK



**Arrears**

Compute - F5   Open   Clear   Calculator   Calendar   Exit   Client Info   Advanced

Heading 1 Late rent from Joseph  
Heading 2 App. 3420

Calculation Method Simple Interest

Origination Date 2015-05-01

Date of First Due Arrear 2015-05-01

Arrears Frequency Monthly

End of Period 2015-08-02

Arrear per Period 1 000,00 \$

Annual Nominal Rate (%) 12,0000 %

☐ Index Arrears

☐ Interest Table



Press **Compute - F5** or “F5” to produce the following results that can be edited (lines added, amounts changed, etc.). The rent due 07/01/2015 was paid 20 days late (+1000 when rent was due and -1000 when rent paid).

Change the last date to 06/01/2016 since we want to know the interest up to end of May 2016:

**Results - Arrears\***

Print   Export   Save   Exit   Client Info   Late rent from Joseph  
App. 3420

Arrear per Period 1 000,00 \$   Total Arrears 3 000,00 \$  
Days 397   Total Interest 344,88 \$  
Daily Interest starting June 1, 2016 0,98 \$   Grand Total 3 344,88 \$

Hide/Show Columns   Arrears - Simple Interest

Line	Arrear Due Date	Arrear	Rate	Days	Interest	Computational Total	Interest Generated	Comment
1	2015-05-01	1 000,00 \$	12,0000 %	0	0,00 \$	1 000,00 \$	130,52 \$	
2	2015-06-01	1 000,00 \$	12,0000 %	31	10,19 \$	2 000,00 \$	120,33 \$	
3	2015-07-01	-1 000,00 \$	12,0000 %	30	19,73 \$	1 000,00 \$	-110,47 \$	
4	2015-07-20	1 000,00 \$	12,0000 %	19	6,25 \$	2 000,00 \$	104,22 \$	
5	2015-08-01	1 000,00 \$	12,0000 %	12	7,89 \$	3 000,00 \$	100,27 \$	
6	2016-06-01	0,00 \$	12,0000 %	305	300,82 \$	3 344,88 \$	0,00 \$	

Line: 6   Total Arrears : \$ 3 000,00   Total Interest : \$ 344,88   Total: \$ 3 344,88

The “Int. generated” column (scroll to the right) calculates the interest generated by each arrear from the date at which the arrear becomes due up to the last date in the schedule. We can also insert a comment to the right. However, these two columns are **not** printed in the regular report. To obtain this data in a report, use the right mouse click and export the schedule to Excel or other software.

## Interest on one amount, between two dates


I simply want to calculate the amount of interest between 06/06/2012 and 08/08/2016. To make it more interesting let's have the interest rate change over time.

Go to "Calculations" and choose "Interest on one amount, between Two (2) Dates". Simple or compound interest may be used. In this example the US Fed funds rate plus 2.25% was used so check "Interest Table" (bottom right).

The screenshot shows a software window titled "Interest between 2 Dates (Simple or Compound Interest)". It contains several input fields and buttons. At the top, there are icons for "Compute - F5", "Open", "Clear", "Calculator", "Calendar", "Exit", "Client Info", and "Advanced". Below these are fields for "Heading 1" (Amount owed) and "Heading 2". The "Starting Date" is set to 2012-06-06 and the "Ending Date" is 2016-09-08. The "Calculation Method" is set to "Normal (Compound, Effective Rate) Exact Days". The "Compounding Period" is "Monthly", the "Annual Nominal Rate (%)" is "Variable", and the "Eff. Date" is blank. The "Percentage to Add (Annual)" is 2,2500 %. The "Principal" is 50 000,00 \$. The "Rate Table to Use" is "US-Fed\_Reserve\_Fed\_Funds". There is a checkbox for "Use fixed (unique) interest rate at 'Starting Date'" which is unchecked, and a checked checkbox for "Interest Table".

The final date is always **excluded** from the calculation. In this example, to include interest up to and including 08/08/2016, enter 08/09/2016 (add one day).



Once the data is entered, press on "Compute"  or F5.

The results:

The screenshot shows a software window titled "Results - Interest between 2 Dates (Simple or Compound Interest)". It contains a summary of the calculation and a detailed interest table. The summary shows: Principal: 50 000,00 \$, Total Interest: 5 709,25 \$, Days: 1 555, Daily Interest starting September 8, 2016: 4,24 \$, Grand Total: 55 709,25 \$. The detailed table is titled "Interest between 2 dates - Monthly - Normal (Compound, Effective Rate) Exact Days" and has columns for Start Date, End Date, Rate, Days, Total Interest, and Total. The table lists 20 rows of data, showing the interest calculation for each month from 2015-08-01 to 2016-09-08.

Start Date	End Date	Rate	Days	Total Interest	Total
2015-08-01	2015-09-01	2,5000 %	31	114,86 \$	54 209,64 \$
2015-09-01	2015-10-01	2,5000 %	30	111,39 \$	54 321,03 \$
2015-10-01	2015-11-01	2,5000 %	31	115,34 \$	54 436,37 \$
2015-11-01	2015-12-01	2,5000 %	30	111,85 \$	54 548,22 \$
2015-12-01	2015-12-17	2,5000 %	16	59,75 \$	54 607,97 \$
2015-12-17	2016-01-01	2,7500 %	15	61,68 \$	54 669,65 \$
2016-01-01	2016-02-01	2,7500 %	31	127,34 \$	54 796,99 \$
2016-02-01	2016-03-01	2,7500 %	29	119,39 \$	54 916,38 \$
2016-03-01	2016-04-01	2,7500 %	31	127,92 \$	55 044,30 \$
2016-04-01	2016-05-01	2,7500 %	30	124,07 \$	55 168,37 \$
2016-05-01	2016-06-01	2,7500 %	31	128,50 \$	55 296,87 \$
2016-06-01	2016-07-01	2,7500 %	30	124,64 \$	55 421,51 \$
2016-07-01	2016-08-01	2,7500 %	31	129,09 \$	55 550,60 \$
2016-08-01	2016-09-01	2,7500 %	31	129,39 \$	55 679,99 \$
2016-09-01	2016-09-08	2,7500 %	7	29,26 \$	55 709,25 \$

The report (and all other reports) may be printed or exported to Word, Excel, HTML, PDF (best results) or XML.



## Present Value

In this example, 1500 is to be owed monthly for the next 30 years. What is the value of this amount today?

Line	Date	Installment	Installment PV
42	2015-10-01	1 500,00 \$	1 293,02 \$
43	2015-11-01	1 500,00 \$	1 288,45 \$
44	2015-12-01	1 500,00 \$	1 283,91 \$
45	2016-01-01	1 500,00 \$	1 279,37 \$
46	2016-02-01	1 500,00 \$	1 274,86 \$
47	2016-03-01	1 750,00 \$	1 482,09 \$
48	2016-04-01	1 750,00 \$	1 476,86 \$
49	2016-05-01	1 750,00 \$	1 471,64 \$
50	2016-06-01	1 750,00 \$	1 466,45 \$
51	2016-07-01	1 750,00 \$	1 461,28 \$
52	2016-08-01	1 750,00 \$	1 456,12 \$
53	2016-09-01	1 750,00 \$	1 450,98 \$

Each of the instalments may be changed to reflect the exact situation – for example amounts that increase over time (highlight the lines and right mouse click). The amounts may even be indexed to include the Consumer Price Index (CPI) or other index.

To do the opposite, thus compute the monthly instalment knowing the present value is \$250,000 in this example, simply leave the “Installment Amount” at 0.00 and it will be computed automatically.

Diagram illustrating the calculation of the Installment Amount:

Input: Present Value = 250 000,00 \$

Action: Compute - F5

Result: Installment Amount = 1 229,85 \$

## Other calculations

Go to “Calculations” and choose “Other Calculations”:

- Annual Rate of Return
- Amount Indexation
- Payment / Indexation (%) Converter
- Nominal / Effective Rate Converter
- Date Calculation
- Sales Tax Calculation

The other calculations available include: annual rate of return, indexation of an amount (based on the Consumer price index, stock market returns or other indexation scheme), converting a variable payment plan to a percentage basis (indexation), conversion of a nominal interest rate to an effective interest rate and vice versa.

## Right mouse click

The right mouse click provides many powerful options. This is particularly useful in the “Recurring Payments” calculation. It allows you to meet just about any payment scenario.

Recurring Payments	For “Number of Payments” in the data entry window:	<ul style="list-style-type: none"> <li>Specific date</li> <li>Number of Years</li> </ul>
	<p>In the Results table:</p> <ul style="list-style-type: none"> <li>Delete - Selected Lines</li> <li>Interest Rates ▶</li> <li>Payments ▶</li> <li>Calculation Method ▶</li> <li>Payments, Principal and Interest - Selected Lines</li> <li>Copy</li> <li>Copy All</li> <li>Export Table to Excel...</li> <li>Export Table to Word...</li> <li>Export Table to XML...</li> </ul>	<ul style="list-style-type: none"> <li>Modify Rate - Selected Lines</li> <li>Rates Adjusted for Balance = X</li> <li>Modify Payment - Selected Lines</li> <li>Payments Adjusted for Balance = X</li> <li>Refund Interest Only</li> <li>Refund Fixed Principal</li> <li>Same as calculation</li> <li>Simple Interest Capitalized - Actual/366</li> <li>Simple Interest Capitalized - Actual/365</li> <li>Simple Interest Capitalized - Actual/360</li> <li>Simple Interest Capitalized - 30/360</li> </ul>

Arrears	<p>In the Results table:</p> <ul style="list-style-type: none"> <li>Add</li> <li>Insert</li> <li>Delete</li> <li>Arrears and Interest - Accumulated</li> <li>Copy</li> <li>Copy All</li> <li>Export Table to Excel...</li> <li>Export Table to Word...</li> <li>Export Table to XML...</li> </ul>
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In the Results table:

Present Value

Modify the Installments  
Inverse +/-  
Copy  
Copy All  
Export Table to Excel...  
Export Table to Word...  
Export Table to XML...

### Creating a variable rate interest table

Go to the “Rate Table” tab, then to “Interest tables”. Clear the default table and enter the dates and rates with the icons on the right. Then save under an appropriate name.

The screenshot shows a window titled "Interest tables" with a toolbar containing icons for Open, New Calculation, Save, Clear, Print, and Exit. Below the toolbar is a text box that says "Create a variable rate table. First clear an existing table and add dates and rates." Below this is a table titled "Variable Rates" with two columns: "Date" and "Annual Rate". The table contains four rows of data:

Date	Annual Rate
2016-01-01	5,2500 %
2016-09-09	6,5500 %
2017-02-02	7,5700 %
2017-07-07	0,0000

To the right of the table is a vertical toolbar with icons for adding, deleting, and moving rows. At the bottom of the window is a text box labeled "Annual %".

Margill interest or indexation tables may also easily be created with an existing spreadsheet (text format as follows: *Date TAB Rate* – we can create tables for you).

The Margill web site also contains over 150 interest rate tables for the US, Canada, Europe, Australia and some Asian and African countries. See: [www.margill.com/tables/interest-rate-tables-en.shtml](http://www.margill.com/tables/interest-rate-tables-en.shtml)

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**Also available:****Margill Loan Manager**

Loan, mortgage, lease, accounts receivable, line of credit, judgment and investment portfolio management including paid, unpaid, partial & late payments reporting; amortization computations (payment schedules); automatic fees; electronic payments (ACH and credit card); client mailing and e-mailing; alerts and much more.

[www.margill.com/mlm](http://www.margill.com/mlm)

**Margill Law Edition**

Same features as the Standard Edition but includes a very powerful module for the collection of judgments including Court fees, Prejudgment and Post judgment interest and Other fees bearing interest or not.

[www.margill.com/law](http://www.margill.com/law)

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Interested in interest? Consult our White Paper on Interest - *The Lost Art of Interest Calculation*: [www.margill.com/en/interest-calculation-white-paper](http://www.margill.com/en/interest-calculation-white-paper).

For further information on Margill Standard Edition, consult the User Guide in Margill or call us at 1-877-683-1815.

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