

Mortgage payment frequency: annual amount and cash calendar

Use the lender's principal-and-interest amount, not a bundled debit that includes property taxes or optional insurance. This is a cash-planning worksheet, not an interest-savings calculator or permission to change payments. Blank means unknown, not zero.

First compare the standard formulas

Monthly principal-and-interest amount M: _____

Choice	Standard amount per payment	Comparison count	Standard total
Monthly	M	12	12 x M
Semi-monthly	M / 2	24	12 x M
Regular biweekly	M x 12 / 26	26	12 x M before payment rounding
Accelerated biweekly	M / 2	26	13 x M before payment rounding

Round actual payment amounts as the lender does, then multiply those rounded amounts for a cash total. Do not represent a fraction of a cent as a debit. The example below avoids that issue by choosing M = \$2,600.

Example: monthly \$2,600; semi-monthly \$1,300; regular biweekly \$1,200; accelerated biweekly \$1,300. Standard annual totals are \$31,200, \$31,200, \$31,200 and \$33,800 respectively. Accelerated biweekly adds \$100 x 26 = \$2,600, about 8.33% of \$31,200. This extra contribution is not an equal amount of interest saved.

Then use actual dates

Lender schedule name and confirmation date: _____

Effective date of change: _____

Last payment on old schedule: _____

First payment on new schedule, amount and components: _____

Holiday/weekend treatment confirmed by lender: _____

For any partial year or period with a different actual payment count, sum the confirmed dates and amounts. Do not force the result to equal a 26-payment illustration.

Illustration only: scheduled dates in 2026	Count	Regular total at \$1,200	Accelerated total at \$1,300
September 4, 18	2	\$2,400	\$2,600
October 2, 16, 30	3	\$3,600	\$3,900
November 13, 27	2	\$2,400	\$2,600

These dates progress by 14 calendar days. They are not bank debit instructions. Actual processing and any holiday changes must be confirmed.

At an assumed \$2,900 monthly mortgage allocation, a two-payment accelerated month leaves \$300; the three-payment October needs \$1,000 beyond that month's allocation. The 26-payment annual average is \$2,816.67, but an average cannot fund an early debit. Cash already reserved for another bill must not be counted again.

Your account-level calendar

Opening cash available for these expenses, excluding separately committed reserves: _____

Confirmed date	Cleared income or funding added	Mortgage debit	Other account outflows	Running balance after these items

Running balance = previous balance + cleared inflows - mortgage debit - other outflows. If income and a debit fall on the same day, confirm when funds are actually available; do not assume the bank posts them in the most favourable order. Extend the calendar through a three-payment month and the transition to any new schedule.

Lowest projected balance: _____

Date and amount of any unfunded gap: _____

Questions to resolve before requesting a change: actual amount; effective date; treatment of the first payment; ability to change frequency or reduce an increased amount later; and any contractual limits on extra payments.

Sources checked September 8, 2026: [FCAC frequency formulas](#), [FCAC payment increases](#), [RBC frequency options](#).