Programming Exercise 10.5

A Simple Mortgage Calculator, v.3.0

Purpose. Learn about file input by modifying work from a previous exercise so that it uses file input instead of console input. It also demonstrates how to append to an existing text file.

Requirements. Modify Exercise 5.1's `mortgageCalculator2.java`, copying the console output to a text file. Name the new file **mortgageCalculator3.java**.

Name the output text file **mortgage.txt**. Output to both console and file exactly the same numbers, labels, and formatting, except include an extra blank line in the file output separate the results of multiple runs. Append to the output file so that the results of all previous runs are saved in it, nicely formatted as they were on the console screen and separated by a blank line so that they don't run together.

Program I/O. <u>Input</u>: 2 console inputs (amount borrowed and interest rate) and one programmer-specified (30 year payback period) <u>Output</u>: Echoes of each input and the calculated monthly payment.

Example. Console part of the I/O, with user input in blue:

```
What's the amount borrowed? 270000
What's the annual interest rate? 5.125

Amount borrowed (user input) = $270000
Annual interest rate (user input)  = 5.125%
Payback period (programmer input)  = 30 Years
Monthly payment (output)  = $1470.11
```