

INTEREST ONLY LOAN CALCULATOR

Terms, Privacy & Disclosure

GasStationForSale.ca

Commercial Real Estate & Financing Tools

Effective Date: October 2026

1. PURPOSE OF THIS CALCULATOR

The Interest Only Loan Calculator & Payment Schedule provided by GasStationForSale.ca is designed as a planning and reference tool for commercial real estate financing, private lending, vendor take-back mortgages (VTBs), mortgages and other financing arrangements.

The calculator may estimate interest payments, partial-period interest, principal reductions, additional or lump-sum principal payments, payment schedules and the estimated balance remaining at maturity based on the information entered by the user.

The results are estimates only and should not be treated as a commitment, loan statement, legal document or confirmation of an amount owing.

2. APPLICABLE AGREEMENT CONTROLS

The actual loan agreement, mortgage, charge, vendor take-back mortgage, promissory note, agreement of purchase and sale or other applicable financing document governs the rights and obligations of the parties.

If there is any difference between a calculation produced by this calculator and the applicable agreement, the terms of the applicable agreement should be relied upon.

Users should verify payment dates, interest calculations, principal payments, maturity amounts and other financing terms against the applicable agreement.

3. INTEREST CALCULATIONS

Calculations depend on the information and calculation method selected by the user. The calculator may provide options for interest calculated using actual days divided by 365, actual days divided by 360, manually entered partial-period days and other payment-frequency assumptions.

In Arrears - End of Payment Period means interest is generally paid for the payment period that has just ended. For example, with monthly payments, interest for the month is generally paid at the end of that monthly payment period or on the scheduled payment date.

In Advance - Beginning of Payment Period means interest is generally paid at the beginning of the upcoming payment period.

The method required for a particular transaction should be confirmed from the applicable financing documents.

4. PRINCIPAL PAYMENTS

The calculator may allow users to model principal added to regular payments and additional or lump-sum principal payments.

Principal reductions may change subsequent interest calculations because interest may be calculated on the reduced outstanding balance.

The treatment of principal payments made on the same date as an interest payment may depend on whether interest is payable in advance or in arrears and on the wording of the applicable financing agreement.

Prepayment privileges, penalties, restrictions and lender consent requirements are not determined by this calculator and should be confirmed separately.

5. CALCULATION ACCURACY

GasStationForSale.ca makes reasonable efforts to provide useful calculations; however, calculation results may be affected by rounding, date conventions, payment frequency, leap years, partial payment periods, user-entered information and the specific terms of a financing agreement.

Users are responsible for reviewing all information entered into the calculator and confirming that the selected calculation method reflects their transaction.

Before relying on a payment schedule for a transaction, the calculations should be reviewed by the appropriate legal, accounting, lending or financial professional.

6. NO PROFESSIONAL ADVICE

This calculator and any payment schedule generated from it are provided for general information, planning and reference purposes.

They are not legal, accounting, tax, investment, lending or financial advice. Use of this calculator does not create a solicitor-client, accountant-client, lender-borrower, broker-client or other professional advisory relationship.

Users should obtain independent professional advice appropriate to their circumstances.

7. BROWSER STORAGE & PRIVACY

The calculator may give users the option to save calculator information locally in their web browser.

No - Do Not Save: When this option is selected, the calculator is designed not to intentionally store calculator information in browser storage for future use.

Yes - Save in This Browser: When this option is selected, information entered into the calculator may be stored locally in the browser on that device so the user can return later and reuse the calculator.

The browser-storage feature is designed to store information locally on the user's device rather than sending calculator information to the website hosting server solely for the purpose of saving the calculation.

Users can remove saved calculator information by using the calculator's clear/reset function or by clearing browser/site data.

We recommend that users do not save calculator information when using a shared or public computer or device.

8. WEBSITE PRIVACY & TECHNICAL INFORMATION

The browser-storage option described above applies specifically to information saved by the calculator for future reuse.

The GasStationForSale.ca website may separately use normal website technologies, hosting services, security systems, analytics, cookies or other technical services. Those activities are governed by the website's applicable privacy practices and policies.

Users should review the GasStationForSale.ca Privacy Policy for additional information regarding website privacy practices.

9. PRINTED AND SAVED PAYMENT SCHEDULES

Users may be able to print or save calculator results as a PDF.

Once a payment schedule has been downloaded, printed, emailed or otherwise shared, the person receiving or controlling that document is responsible for its storage, security and distribution.

Users should avoid including confidential or commercially sensitive information in documents that will be distributed to persons who are not authorized to receive it.

A printed or saved calculator schedule does not amend, replace or override the applicable financing agreement unless the parties and their legal advisers expressly incorporate it into an agreement.

10. NO WARRANTY

The calculator is provided on an "as available" basis for general planning and reference purposes.

GasStationForSale.ca does not guarantee that the calculator will be uninterrupted, error-free or suitable for every financing arrangement.

Users should independently verify material calculations before relying upon them in a transaction.

11. LIMITATION OF RELIANCE

Users remain responsible for determining whether calculator results are appropriate for their particular transaction.

GasStationForSale.ca should not be relied upon as the sole source for determining payment obligations, interest owing, principal balances, maturity amounts or legal rights between parties.

Where the amount or timing of a payment has legal or financial consequences, users should obtain confirmation from the appropriate professional adviser or lender.

12. CHANGES TO THE CALCULATOR

The calculator, calculation methods, functionality and these disclosures may be updated from time to time.

Users should refer to the current version available through GasStationForSale.ca when performing a new calculation.

13. CONTACT

For information regarding the calculator or other commercial real estate tools, visit **GasStationForSale.ca**.

IMPORTANT NOTICE: This calculator is provided for planning and reference purposes only. The applicable loan, mortgage, VTB or financing agreement controls. All material calculations should be independently verified before being relied upon in a transaction.