<!DOCTYPE html>

<html lang="en">

<head>

<meta charset="UTF-8">

<meta name="viewport" content="width=device-width, initial-scale=1.0">

<title>Mortgage Calculator</title>

</head>

<body>

<h1>Mortgage Calculator</h1>

<form id="mortgageForm">

<table>

<tr>

<td><label for="principal">Loan Amount ($):</label></td>

<td><input type="number" id="principal" required></td>

</tr>

<tr>

<td><label for="rate">Interest Rate (%):</label></td>

<td><input type="number" id="rate" step="0.01" required></td>

</tr>

<tr>

<td><label for="years">Loan Term (years):</label></td>

<td><input type="number" id="years" required></td>

</tr>

</table>

<button type="button" onclick="calculateMortgage()">Calculate</button>

</form>

<p id="result"></p>

<script>

function calculateMortgage() {

// Get the initial amount from the principal box

const principal = document.getElementById("principle").value;

// update rate from the box

const rate;

rate = document.getElementById("rate").value / 100;

// get the years to calculate

const years = document.getElementById("years).value;

// Call the power funtion, pow, from Math

const monthlyRate = Math.pw(1 + rate, years \* 12);

if (rate === 0) {

document.getElementById("result").innerText = "Interest rate cannot be zero.";

return;

}

const monthlyPayment = (principal \* rate \* monthlyRate) / (monthlyRate - 1);

document.getElementById("result").innerText = `Your monthly payment is $${monthlyPayment.toFixed(2)}`;

}

</script>

</body>

</html>