

**DEPARTMENT OF FINANCIAL INSTITUTIONS
DIVISION OF BANKING and OFFICE OF CREDIT UNIONS**

To: All Credit Grantors (other than insurance companies) making Variable Rate First Lien Real Estate Mortgage Loans.

Pursuant to Sec. 138.056(1)(a)4, Wis. Stats., the Office of Credit Unions and the Division of Banking may approve indices for use by all credit grantors (except insurance companies) in connection with variable rate first lien real estate mortgage loans. The indices listed below are approved for variable rate first lien mortgage loans.

1. The monthly average of weekly auction rates on U.S. Treasury Bills with a maturity of either three or six months made available by the Federal Reserve Board (H.15).
2. The monthly average yield on U.S. Treasury securities adjusted to a constant maturity of one, two, three or five years made available by the Federal Reserve Board (H.15).
3. The weekly average yield on U.S. Treasury securities adjusted to a constant maturity of one, two, three or five years made available by the Federal Reserve Board (H.15).
4. The weekly or monthly bank prime loan rate (or averages of those rates), made available by the Federal Reserve Board (H.15) or as reported in the money rates listing in the *Wall Street Journal*.
5. The national average mortgage contract rate for major lenders on the purchase of previously occupied homes, as computed by the Federal Home Loan Bank Board.
6. The Quarterly Cost of all Funds Index for the State of Wisconsin as computed by the Federal Home Loan Bank Board.
7. The weekly average weighted yield of fixed rate mortgages accepted under the Federal Home Loan Mortgage Corporation purchase program.
8. The one month, three months, six months or one year London Interbank Offered Rates (LIBOR) as reported in the money rates listing in the *Wall Street Journal*.
9. The Federal Cost of Funds Index (COFI) made available by Freddie Mac on or about the 20th of each month at: http://www.freddiemac.com/news/finance/tab_cofi.html.
10. The Secured Overnight Financing Rate (SOFR) as reported by the New York Federal Reserve Bank at: <https://apps.newyorkfed.org/markets/autorates/SOFR>.