

**ONE
AMERICAN
BANK**

**Community Reinvestment
Act (CRA) Public File -
2025**

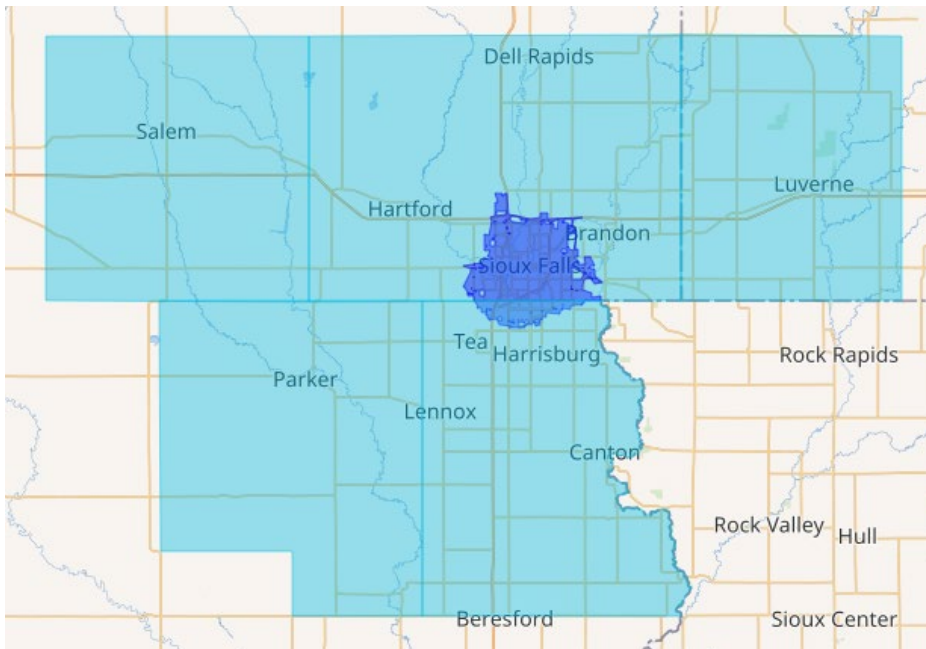
ONE AMERICAN BANK Branches, Addresses, and Census Tracts:

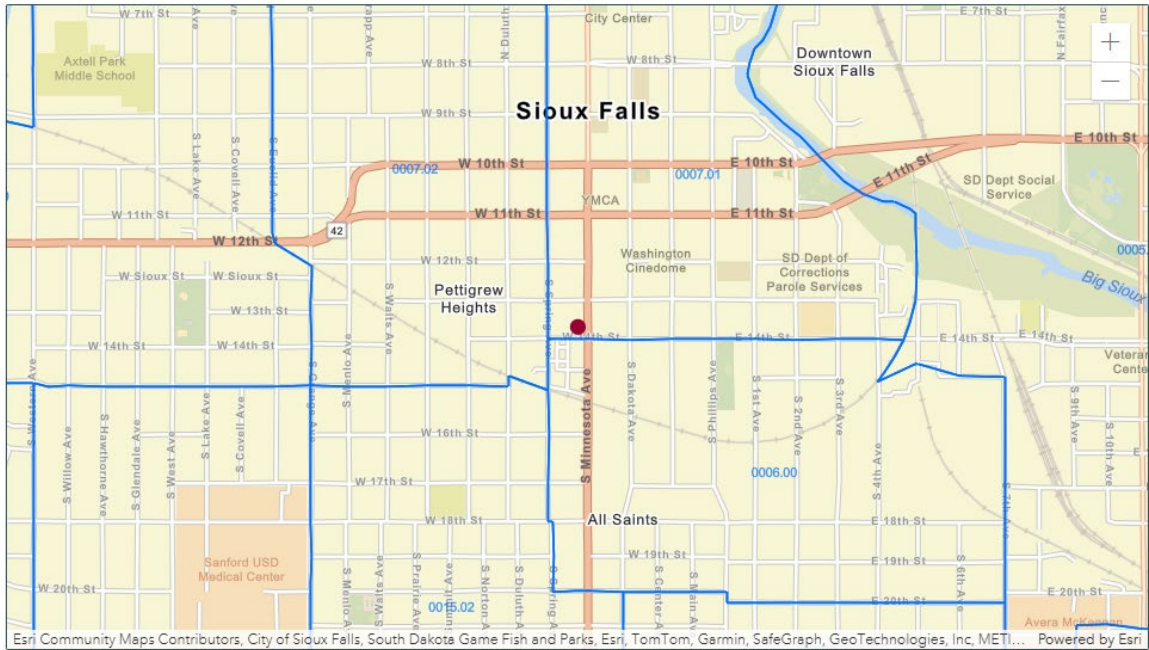
ONE AMERICAN BANK
3310 West 49th Street
Sioux Falls SD 57106
Census Tract Code: 0011.09

ONE AMERICAN BANK
515 S Minnesota Ave
Sioux Falls SD 57104
Census Tract Code: 0007.01

ONE AMERICAN BANK
Main Office
549 Broadway Street
Centerville SD 57014
Census Tract Code: 9652.00

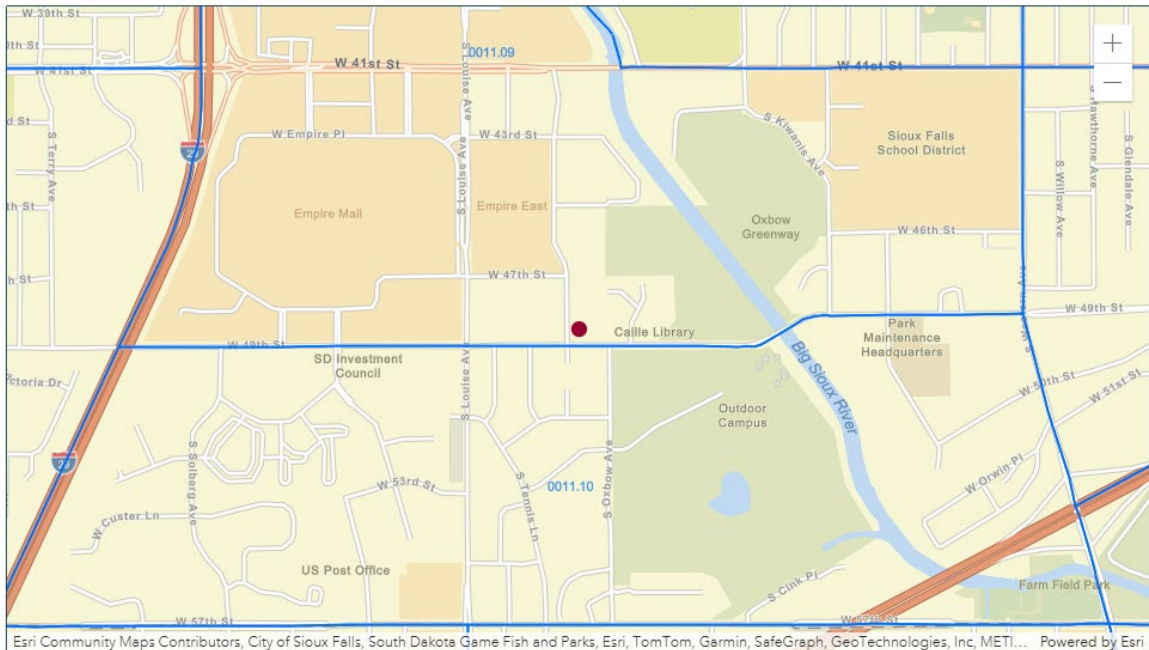
ONE AMERICAN BANK has two branches in Sioux Falls and one branch in Centerville. These branches serve the Sioux Falls Metropolitan Statistical Area 43620. This area includes four counties in South Dakota – Lincoln, McCook, Minnehaha, and Turner – and one county in Minnesota – Rock. The Centerville branch, located in Turner County, also serves Clay County, SD.



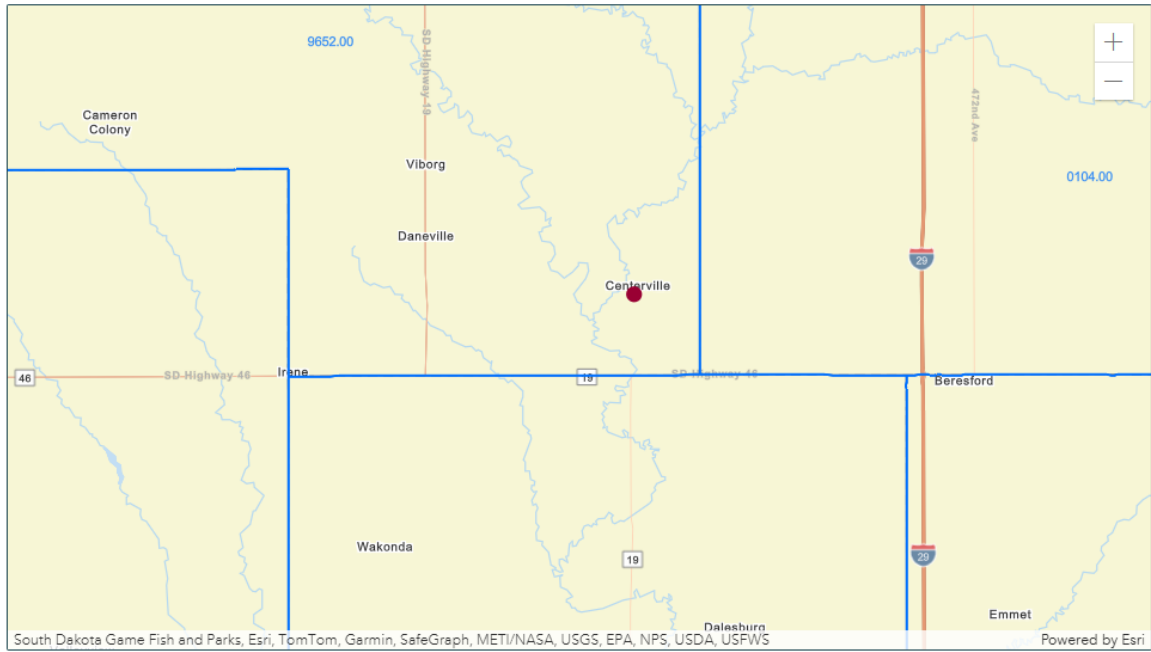


● Matched Address: 515 S Minnesota Ave, Sioux Falls, South Dakota, 57104
 MSA: 43620 - SIOUX FALLS, SD-MN || State: 46 - SOUTH DAKOTA || County: 099 - MINNEHAHA COUNTY || Tract Code: 0007.01

● Selected Tract
 MSA: || State: || County: || Tract Code:



● Matched Address: 3310 W 49th St, Sioux Falls, South Dakota, 57106
 MSA: 43620 - SIOUX FALLS, SD-MN || State: 46 - SOUTH DAKOTA || County: 099 - MINNEHAHA COUNTY || Tract Code: 0011.09



● Matched Address: 549 Broadway St, Centerville, South Dakota, 57014
MSA: 43620 - SIOUX FALLS, SD-MN || State: 46 - SOUTH DAKOTA || County: 125 - TURNER COUNTY || Tract Code: 9652.00

One American Bank Services

Office Hours

Lobby hours for the main office in Centerville are 8:30 a.m.-12:30 p.m. and 1:00 p.m.-4:30 p.m. Monday through Friday. Lobby hours for both Sioux Falls branches are 9:00 a.m.-5:00 p.m. Monday through Friday. Drive-up window hours are 9:00 a.m.-5:00 p.m. Monday through Friday for Sioux Falls branches.

ONE AMERICAN BANK offers the following services:

- Consumer, commercial, and agricultural loans
- Deposit account products, which include variable rate interest-bearing, non-interest bearing, and rewards checking accounts; variable rate, tiered rate, and rewards savings accounts; and HSAs and IRAs
- Time Deposit Accounts with terms ranging from 91 days to 5 years
- Rates and fees are the same at all branches and are competitive in the community.
- Online banking is available at our website www.ONEAMERICANBANK.com. Through this service our customers can view account information, transfer funds between eligible accounts, pay bills, make external transfers, make loan payments, access electronic statements, and monitor their credit scores.
- Mobile banking offers the same features as online banking.
- Online account opening is available through our website for opening certificate of deposit accounts.

ONE AMERICAN BANK

Fee Schedule

Fees	
Dormancy Fee	
Checking Account	\$5.00 per statement period for dormancy after 181 days of inactivity
Savings Account	\$5.00 per statement period for dormancy after 546 days of inactivity
Deposited Item Return Fee	\$5.00 per item
Stop Payment Fee	\$35.00 per item
Non-Money Pass® ATM Network Fee (ATM FEE ¹)	\$1.50 per transaction
ATM/Debit Card Replacement Fee	\$10.00 per card
VISA International Transaction Fee (CROSS BORDER FEE ¹)	1.0% of the transaction amount (This includes any currency conversion fees.)
Paper Statement Fee ²	\$5.00 per month
e-Statement Fee	No charge
Overdraft Fees	
Overdraft Fee*	\$35.00 for each debit item paid
Overdraft Fee Return Item*	\$35.00 for each debit item returned and not paid
Continuous Overdraft Fee*	\$20.00 every 7 business days
*Conditions under which an Overdraft Fee may be imposed: Overdrafts can be created by check, in-person withdrawal, ATM withdrawal or other electronic means.	
Wire Transfer Fees	
Incoming Domestic and International	\$10.00 per wire
Outgoing Domestic	\$20.00 per wire
Outgoing International	\$50.00 per wire
Miscellaneous Fees	
Cashier's Check	\$8.00 per check
Document Copies (checks, deposit slips, etc.)	\$2.00 per page
Garnishments and Levies	\$40.00 each
Night Deposit Bags (locking)	\$15.00 per bag
Notary Fee (non-customers)	\$2.00 each document
Record Research	\$25.00 per hour (\$25.00 minimum)
Statement Copies	\$2.00 per statement

¹ Descriptor of how the fee will appear on your account statement.

² Applicable to Freedom High Yield Savings accounts only.

ONE AMERICAN BANK

2024 Quarterly Loan to Deposit Ratios:

	<u>Loans</u>	<u>Deposits</u>	<u>Ratio</u>
(as of) 3/31/2024	\$321,114,000	\$322,866,000	99.5%
6/30/2024	\$312,540,000	\$285,633,000	109.4%
9/30/2024	\$306,049,000	\$284,265,000	107.7%
12/31/2024	\$296,409,000	\$275,743,000	107.5%

Loan figures from:

Schedule RC - Balance Sheet 4.a. Loans and leases held for sale + 4.d. Loans and leases held for investment, net of allowance

Deposit figures from:

Schedule RC - Balance Sheet 13.a. In domestic offices

PUBLIC DISCLOSURE

December 3, 2018

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

One American Bank
Certificate Number: 6078

549 Broadway
Centerville, South Dakota 57014

Federal Deposit Insurance Corporation
Division of Depositor and Consumer Protection
Kansas City Regional Office

1100 Walnut Street, Suite 2100
Kansas City, Missouri 64106

This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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INSTITUTION RATING

INSTITUTION'S CRA RATING: This institution is rated Satisfactory. An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

One American Bank's satisfactory Community Reinvestment Act (CRA) performance under the Small Bank Lending Test supports the overall rating. Examiners did not identify any evidence of discriminatory or other illegal credit practices. The following points summarize the bank's performance.

- The loan-to-deposit (LTD) ratio is more than reasonable given the institution's size, financial condition, and assessment area credit needs.
- The bank made a substantial majority of its small business and small farm loans inside the assessment area.
- The geographic distribution of loans reflects reasonable dispersion throughout the assessment area.
- The distribution of borrowers reflects reasonable penetration among businesses and farms of different sizes.
- The institution did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the rating.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the prior evaluation dated January 22, 2013, to the current evaluation dated December 3, 2018. Examiners used the Interagency Small Institution Examination Procedures to evaluate One American Bank's CRA performance. The CRA Small Bank Lending Test considered the institution's performance according to the following criteria:

- LTD ratio
- Assessment area concentration
- Geographic distribution
- Borrower profile
- Response to CRA-related complaints

This evaluation does not include any lending activity performed by affiliates.

Loan Products Reviewed

Examiners determined that the bank's major product lines are commercial and agricultural loans. This conclusion considered the institution's business strategy and the number and dollar volume of loans originated, renewed, extended, and purchased during the evaluation period. The review did not include loans that were paid off during this time period as information on these loans was not readily available.

Bank records indicated that the lending focus and product mix remained consistent throughout the evaluation period. Examiners determined that the bank originated, renewed, or extended 35 small business loans totaling \$5,871,609 in 2017. The institution also originated, renewed, or extended 19 small farm loans totaling \$3,489,176 in 2017. Given the bank's relatively low level of lending activity in 2017, examiners reviewed the entire universe of small business and small farm loans. D&B data for 2017 provided a standard of comparison. The bank's record of originating small business loans contributed more weight to overall conclusions due to the larger loan volume when compared to small farm lending during the evaluation period.

Throughout the evaluation, examiners reviewed the number and dollar volume of small business and small farm loans. While both number and dollar volume of loans are presented, examiners emphasized performance by number of loans because the number of loans is a better indicator of the number of businesses and farms served.

In 2016, One American Bank was subject to the reporting requirements of the Home Mortgage Disclosure Act (HMDA); therefore, examiners conducted a review of HMDA-reportable home mortgage loans originated in 2016. (As a result of recent regulatory changes, the bank was exempt from HMDA in 2017 and 2018.) The bank originated 3 loans totaling \$927,000 in 2016. Given the bank's low volume of HMDA-reportable loans, examiners were unable to form meaningful conclusions regarding this product and no further analysis was conducted. In addition, examiners did not review the bank's home mortgage lending for 2017 as home loans are not a lending focus of the institution and only 2 home mortgage loans were originated in 2017.

DESCRIPTION OF INSTITUTION

Background

One American Bank is headquartered in Centerville, South Dakota. The institution operates in the southeastern portion of South Dakota in Clay, Lincoln, McCook, Minnehaha, and Turner counties. The bank received a Satisfactory rating at its previous FDIC Performance Evaluation, dated January 22, 2013, based on Interagency Small Institution Examination Procedures.

Operations

One American Bank operates its main office in Centerville and two full-service branches in Sioux Falls, South Dakota. The bank offers closed-end loan products including commercial, agricultural, consumer, and home mortgage loans, primarily focusing on commercial lending at the Sioux Falls branches and agricultural lending at the main office. One American Bank also offers several open-end loan products, including home equity, personal, and overdraft lines of credit, as well as credit cards. In addition, the bank participates in government-sponsored loan programs, including those through the U.S. Department of Agriculture and the Small Business Administration. One American Bank provides a variety of deposit services including checking accounts, savings accounts, certificates of deposit, Individual Retirement Accounts, and Health Savings Accounts. Alternative banking services include internet and mobile banking, mobile check deposit, electronic bill pay, and two bank-owned automated teller machines (ATMs). The bank did not open or close any branches, and no merger or acquisition activities occurred since the previous evaluation.

Ability and Capacity

Assets totaled approximately \$88,279,000 as of September 30, 2018, and included total loans of \$65,385,000 and total deposits of \$72,508,000. The bank's loan portfolio is illustrated in the following table.

Loan Portfolio Distribution as of September 30, 2018		
Loan Category	\$(000s)	%
Construction and Land Development	1,159	1.8
Secured by Farmland	4,876	7.4
Secured by 1-4 Family Residential Properties	2,143	3.3
Secured by Multi-family (5 or more) Residential Properties	4,229	6.5
Secured by Nonfarm Nonresidential Properties	21,645	33.1
Total Real Estate Loans	34,052	52.1
Agricultural Loans	4,469	6.8
Commercial and Industrial Loans	10,577	16.2
Consumer Loans	15,023	23.0
Other Loans	1,264	1.9
Less: Unearned Income	0	0.0
Total Loans	65,385	100.0
<i>Source: Reports of Condition and Income</i>		

Examiners did not identify any financial, legal, or other impediments that affect the bank's ability to meet assessment area credit needs.

DESCRIPTION OF ASSESSMENT AREA

The CRA requires each financial institution to define one or more assessment areas within which its CRA performance will be evaluated. One American Bank has designated a single assessment area, which consists of the Sioux Falls, South Dakota Metropolitan Statistical Area (MSA) (including all of Lincoln, McCook, Minnehaha, and Turner counties) and Clay County in the non-metropolitan portion of South Dakota. The following sections discuss demographic and economic information for the assessment area.

Economic and Demographic Data

The assessment area includes all 60 census tracts in Clay, Lincoln, McCook, Minnehaha, and Turner counties. These tracts reflect the following income designations according to the 2015 American Community Survey (ACS):

- 17 moderate-income tracts,
- 30 middle-income tracts, and
- 13 upper-income tracts.

These income designations reflects a change from the 2010 U.S. Census, at which time 14 of the tracts were moderate income, 34 were middle income, and 12 were upper income.

The following table illustrates select demographic characteristics of the assessment area.

Demographic Information of the Assessment Area					
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #
Geographies (Census Tracts)	60	0.0	28.3	50.0	21.7
Population by Geography	256,742	0.0	26.3	52.2	21.5
Housing Units by Geography	105,764	0.0	28.9	50.3	20.7
Owner-Occupied Units by Geography	66,016	0.0	19.1	55.6	25.3
Occupied Rental Units by Geography	33,269	0.0	47.0	41.0	12.0
Vacant Units by Geography	6,479	0.0	36.1	45.2	18.6
Businesses by Geography	17,730	0.0	35.2	41.5	23.3
Farms by Geography	1,490	0.0	5.8	70.1	24.1
Family Distribution by Income Level	64,213	19.1	18.1	24.1	38.7
Household Distribution by Income Level	99,285	22.7	18.1	18.7	40.6
Median Family Income for Sioux Falls, South Dakota, MSA		\$72,948	Median Housing Value		\$155,693
Median Family Income for Nonmetropolitan South Dakota		\$60,961	Median Gross Rent		\$716
Families Below Poverty Level		7.3%			

Source: 2015 ACS Data; 2017 D&B Data. Due to rounding, totals may not equal 100.0

The analysis of small business and small farm loans under the Borrower Profile criterion compares the distribution of businesses and farms by gross annual revenue level. According to 2017 D&B data, there were 17,730 businesses in the assessment area. Gross annual revenues for these businesses are listed below.

- 80.0 percent have \$1 million or less.
- 7.1 percent have more than \$1 million.
- 12.9 percent have unknown revenues.

Service industries represent the largest portion of businesses at 41.3 percent; followed by retail trade at 12.0 percent; and finance, insurance, and real estate at 10.6 percent. In addition, 69.0 percent of area businesses have four or fewer employees, and 86.8 percent operate from a single location. Bank management noted that the major employers in the assessment area include Sanford Health; Avera; Smithfield Foods, Inc.; and local school districts and financial institutions.

According to 2017 D&B data, there were 1,490 farms in the assessment area. Gross annual revenues for these farms are listed below.

- 97.9 percent have \$1 million or less.
- 1.4 percent have more than \$1 million.
- 0.7 percent have unknown revenues.

The primary crops grown in the assessment area are corn and soybeans. According to bank management, One American Bank’s agricultural customers are doing quite well. Despite spring flooding in 2018, strong yields were noted in the fall.

The 2017 annual unemployment rates (not seasonally adjusted) for each county in the assessment area are shown in the table below. For comparison purposes, the annual unemployment rate for the State of South Dakota and the United States are also included in the table. Unemployment rates were generally consistent throughout the evaluation period.

2017 Annual Unemployment Rates	
Area	%
Clay County	3.3
Lincoln County	2.5
McCook County	2.8
Minnehaha County	2.8
Turner County	3.2
State of South Dakota	3.3
United States	4.4

Source: U.S. Bureau of Labor and Statistics

Competition

The assessment area is highly competitive in the market for financial services. According to the FDIC Deposit Market Share data as of June 30, 2018, there were 40 financial institutions that operated 151 full-service branches within the bank’s assessment area. Of these institutions, One American Bank ranked 19th with less than 1.0 percent deposit market share. In addition to local banks, management stated that Farm Credit Services of America is a significant competitor for agricultural loans.

The bank is not required to collect or report its small business and small farm loan data, and it has not elected to do so. Therefore, the analysis of small business and small farm loans does not include comparisons against aggregate data. The aggregate data, however, reflects the level of demand for these loans and is therefore included. Aggregate data for 2017 shows that 67 institutions reported 5,575 small business loans in the assessment area. In addition, 2017 aggregate data reveals that 23 lenders reported 1,012 small farm loans in the assessment area.

Community Contact

As part of the evaluation process, examiners contact third parties active in the assessment area to assist in identifying the credit and community development needs. This information helps determine whether local financial institutions are responsive to these needs. It also shows what credit and community development opportunities are available.

Examiners contacted a representative of an economic development organization in the assessment area. The contact indicated that the overall economic conditions of the area are very healthy. The strength of the area is the result of the diversity of local industries, which helps to balance out downturns. The contact noted that local banks are always willing to participate in the organization's initiatives, and a healthy competition exists amongst the banks. The contact added that some of the more rural communities within the MSA have low daytime traffic, as most people commute to Sioux Falls for work. This causes some challenges for smaller financial institutions in the surrounding communities; however, many of these institutions also have a branch office in Sioux Falls. Finally, the contact stated that all types of credit are in demand, though the need for home loans outweighs that of commercial and agricultural credit.

Examiners also spoke with an agent of a local agricultural organization. This contact stated that the primary industries in the more rural portions of the assessment area are comprised of services related to farming, such as seed and fertilizer companies and machinery repair. The contact opined that the farm economy is currently stressed because 2018 was a very wet year, which resulted in crops being planted late in the season. The weather also made harvesting difficult in some areas, and yields for many local farmers were also lower than usual. High input costs and depressed commodity prices are impacting the farm economy as well. The contact indicated that a lot of farmers are underemployed as many farms are too small and depend on non-farm income to survive. Most of the area's small farms aren't large enough to allow farmers to quit their in-town jobs and work on the farm full-time. The contact stated that in the rural areas surrounding Sioux Falls, the primary credit needs are agricultural and home mortgage loans.

Both community contacts stated that financial institutions have been responsive to the credit needs of the assessment area.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

One American Bank demonstrated reasonable performance under the Lending Test.

Loan-to-Deposit Ratio

The LTD ratio is more than reasonable given the institution's size, financial condition, and assessment area credit needs. The bank's LTD ratio, calculated from Reports of Condition and Income data, averaged 90.7 percent over the past 23 calendar quarters from March 31, 2013, to September 30, 2018. The ratio ranged from a low of 78.9 percent as of June 30, 2013, to a high of 103.2 percent as of June 30, 2016. The ratio remained generally stable during the evaluation period. One American Bank maintained a ratio exceeding those of comparable institutions, as shown in the following table. Examiners selected comparable institutions based on their asset size, geographic location, and lending focus.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 9/30/2018 (\$000s)	Average Net LTD Ratio (%)
One American Bank, Centerville, South Dakota	88,279	90.7
The Security State Bank, Emery, South Dakota	45,161	49.1
Valley Exchange Bank, Lennox, South Dakota	63,186	42.0
Quoin Financial Bank, Miller, South Dakota	159,489	81.0

Source: Reports of Condition and Income 3/31/13 through 9/30/18

Assessment Area Concentration

One American Bank is helping to meet the credit needs of its assessment area by originating a substantial majority of small business and small farm loans, by number and dollar volume, within the assessment area. This analysis reflects the institution's willingness to reinvest deposits into the local community through loans. See the following table.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$(000s)	%	\$(000s)	%	
Small Business	31	88.6	4	11.4	35	5,095	86.8	776	13.2	5,871
Small Farm	17	89.5	2	10.5	19	3,429	98.3	60	1.7	3,489

Source: Bank Data.

Geographic Distribution

Small business and small farm loans originated inside the assessment area were further analyzed to determine whether the institution's lending activity is reasonably dispersed throughout the assessment area. Examiners focused on the percentage of loans by number in moderate-income census tracts. The assessment area does not contain any low-income census tracts.

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion throughout the assessment area. The following table shows that the bank's performance in moderate-income

census tracts is lower than demographic data; however, this level of lending is considered reasonable given the institution's capacity and level of competition in the assessment area. As previously mentioned, 40 financial institutions operate 151 full-service branches within the assessment area. Although the bank's two Sioux Falls branch offices are located in moderate-income tracts, the competition within the immediate surrounding area is high. One of the bank's Sioux Falls branch offices is located in a zip code that has 17 institutions operating 27 branches, and the other branch is located in a zip code with 12 other institutions operating 23 branches. Furthermore, competition in the immediate surrounding area includes large well-known institutions such as Wells Fargo and Citibank. In addition, the community contact stated that demand for home mortgage loans outweighs commercial loan demand.

Geographic Distribution of Small Business Loans					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Moderate	35.2	6	19.4	1,656	32.5
Middle	41.5	12	38.7	1,428	28.0
Upper	23.3	13	41.9	2,011	39.5
Total	100.0	31	100.0	5,095	100.0

Source: 2017 D&B Data; Bank Data.

Small Farm Loans

One American Bank did not originate any small farm loans within the moderate-income census tracts during the evaluation period. The bank's performance is lower than D&B data, which indicates that 5.8 percent of assessment area farms are located in moderate-income census tracts. However, all 17 of the moderate-income census tracts in the bank's assessment area are located in Minnehaha County; these census tracts primarily comprise downtown Sioux Falls. Although the bank has two branches located in Minnehaha County, those branches have a primary lending focus of small business. Bank management also stated that farming activity within these census tracts is very limited. Furthermore, as previously mentioned, there is a significant level of lending competition within the assessment area. Given this information, the bank's lack of small farm lending in moderate-income census tracts does not raise any concerns and the geographic distribution of small farm loans reflects reasonable dispersion throughout the assessment area.

Borrower Profile

Small business and small farm loans originated inside the assessment area were further analyzed to determine the record of lending to businesses and farms of different sizes. Examiners focused on the percentage by number of loans to businesses and farms with gross annual revenues of \$1 million or less.

Small Business Loans

The distribution of borrowers reflects reasonable penetration among businesses of different sizes. The following table shows that 71.0 percent of small business loans were originated to businesses with gross annual revenues of \$1 million or less. The bank's performance is below demographic data, which indicates that 80.0 percent of assessment area businesses are in the same revenue category. Based on area competition, the bank's lending is reasonable.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
≤ \$1,000,000	80.0	22	71.0	2,970	58.3
> \$1,000,000	7.1	9	29.0	2,125	41.7
Revenue Not Available	12.9	0	0.0	0	0.0
Total	100.0	31	100.0	5,095	100.0

Source: 2017 D&B Data; Bank Data.

Small Farm Loans

The distribution of borrowers reflects reasonable penetration among farms of different sizes. The following table shows that 94.1 percent of small farm loans were originated to farms with gross annual revenues of \$1 million or less. This percentage compares reasonably to the demographic data of 97.9 percent in the same revenue category.

Distribution of Small Farm Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Farms	#	%	\$(000s)	%
≤ \$1,000,000	97.9	16	94.1	3,245	94.6
> \$1,000,000	1.4	1	5.9	184	5.4
Revenue Not Available	0.7	0	0.0	0	0.0
Total	100.0	17	100.0	3,429	100.0

Source: 2017 D&B Data; Bank Data.

Response to Complaints

The bank did not receive any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the rating.

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Examiners did not identify any evidence of discriminatory or other illegal credit practices; therefore, this consideration did not affect the institution's overall CRA rating.

GLOSSARY

Aggregate Lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Area Median Income: The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

Assessment Area: A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

Census Tract: A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

Combined Statistical Area (CSA): A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

Consumer Loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Core Based Statistical Area (CBSA): The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family. Other family is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

Family Income: Includes the income of all members of a family that are age 15 and older.

FFIEC-Estimated Income Data: The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and

nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

Full-Scope Review: A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower profile, and total number and dollar amount of investments), and qualitative factors (for example, innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants; the amount of loan requested; and the disposition of the application. (approved, denied, and withdrawn).

Home Mortgage Disclosure Loan Application Register (HMDA LAR): The HMDA LARs record all applications received for residential purchase, refinance, home improvement, and temporary-to-permanent construction loans.

Home Mortgage Loans: Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multi-family (five or more families) dwelling loans, loans to purchase manufactured homes, and refinancings of home improvement and home purchase loans.

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Household Income: Includes the income of the householder and all other persons that are age 15 and older in the household, whether related to the householder or not. Because many households are only one person, median household income is usually less than median family income.

Housing Unit: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

Limited-Scope Review: A limited scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is often analyzed using only quantitative factors (for example, geographic distribution, borrower profile, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent in the case of a geography.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Median Income: The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

Metropolitan Division (MD): A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area (MSA): CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

Micropolitan Statistical Area: CBSA associated with at least one urbanized area having a population of at least 10,000, but less than 50,000.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 and less than 120 percent in the case of a geography.

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 and less than 80 percent in the case of a geography.

Multi-family: Refers to a residential structure that contains five or more units.

Nonmetropolitan Area: All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Rated Area: A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area.

Rural Area: Territories, populations, and housing units that are not classified as urban.

Small Business Loan: A loan included in “loans to small businesses” as defined in the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$1 million or less and are either secured by nonfarm nonresidential properties or are classified as commercial and industrial loans.

Small Farm Loan: A loan included in “loans to small farms” as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, including farm residential and other improvements, or are classified as loans to finance agricultural production and other loans to farmers.

Upper-Income: Individual income that is 120 percent or more of the area median income, or a median family income that is 120 percent or more in the case of a geography.

Urban Area: All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, “urban” consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

“Urban” excludes the rural portions of “extended cities”; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.