



PUBLIC DISCLOSURE

April 4, 2022

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Citizens Bank and Trust Company of Ardmore
RSSD# 255556

1100 North Commerce Street
Ardmore, Oklahoma 73401

Federal Reserve Bank of Kansas City
1 Memorial Drive
Kansas City, Missouri 64198

NOTE: This document is an evaluation of this bank'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 bank. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this bank. The rating assigned to this bank does not represent an analysis, conclusion or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial bank.

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INSTITUTION'S COMMUNITY REINVESTMENT ACT RATING

Citizens Bank and Trust Company of Ardmore (the bank) is rated Satisfactory. This rating is based on the following conclusions with respect to the performance criteria:

- The bank's net loan-to-deposit ratio (NLTD) is more than reasonable given the bank's size, financial condition, and assessment area (AA) credit needs.
- A majority of the bank's loans are originated inside the AA.
- An excellent distribution of loans occurs throughout the bank's AA.
- Lending reflects a reasonable distribution among individuals of different income levels, including low- and moderate-income (LMI), and businesses of different sizes.
- Neither the bank nor the Federal Reserve Bank of Kansas City (Reserve Bank) received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.

SCOPE OF EXAMINATION

Examiners utilized the Federal Financial Institutions Examination Council's (FFIEC's) *Interagency CRA Examination Procedures for Small Institutions* to evaluate the bank's CRA performance. The evaluation considered CRA performance context, including the bank's asset size, financial condition, business strategy and market competition, as well as AA demographic and economic characteristics, and credit needs. Lending performance was assessed within the bank's only AA. The bank's commercial lending was weighted more heavily than home mortgage lending due to its higher volume. Examiners reviewed the following data:

- The bank's 18-quarter average NLTD ratio.
- Statistical samples of the bank's home mortgage and small business loans originated between January 1, 2021 and December 31, 2021. For home mortgage lending, a sample of 99 loans from a universe of 193 loans was analyzed. For small business lending, a sample of 111 loans from a universe of 247 loans was analyzed. Of the small business loan universe, 181 loans were originated under the U.S. Small Business Administration's Paycheck Protection Program (PPP).

DESCRIPTION OF INSTITUTION

The bank is a community bank headquartered in Ardmore, Oklahoma. The bank's characteristics include:

- The bank is a wholly owned subsidiary of Citizens Commerce Corporation.
- The bank has total assets of \$291.0 million (MM) as of December 31, 2021.
- In addition to its main office, the bank has two offices also located in Ardmore and a fourth office in Dickson, Oklahoma.
- The bank operates nine cash-only automated teller machines: one at each of the bank’s branches, four at private businesses in Ardmore, and one at a private business in Lone Grove, Oklahoma, seven miles west of Ardmore.
- As shown in the table below, the bank’s primary business focus is residential real estate and commercial lending.
- The bank was a provider of PPP loans during both 2020 and 2021, originating 396 loans overall.

Table 1

Composition of Loan Portfolio as of December 31, 2021		
Loan Type	\$(000)	%
Construction and Land Development	15,790	11.0
Farmland	1,677	1.2
1-to 4-Family Residential Real Estate	67,649	47.0
Multifamily Residential Real Estate	834	0.6
Non-Farm Non-Residential Real Estate	40,353	28.0
Agricultural	188	0.1
Commercial and Industrial	12,337	8.6
Consumer	4,826	3.4
Other	271	0.2
Gross Loans	143,925	100.0
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>		

The bank was rated Satisfactory under the CRA at its December 4, 2017 performance evaluation. There are no known legal, financial, or other factors impeding the bank’s ability to help meet the credit needs in its communities.

DESCRIPTION OF ASSESSMENT AREA

The bank’s Carter County AA consists of Carter County, Oklahoma, in its entirety (see Appendix A for an AA map and Appendix B for additional demographic data).

- The AA is comprised of one moderate-, seven middle-, and three upper-income census tracts. At the prior evaluation, the AA consisted of two moderate- and nine middle-income census tracts.
- According to the June 30, 2021 Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report, the bank ranks 4th of 8 FDIC-insured institutions operating in the AA, with a deposit market share of 14.8 percent.

- Interviews with community members were utilized to gain additional insight into local economic conditions and credit needs of the community. One community member, representing an area economic development organization, was interviewed during the evaluation and one previous interview with a representative of a local chamber of commerce conducted in conjunction with the evaluation of another institution operating in the area was referenced.

Table 2

Population Change			
Assessment Area: Carter County AA			
Area	2010 Population	2015 Population	Percent Change
Carter County AA	47,557	48,442	1.9
NonMSA Oklahoma	1,327,624	1,333,350	0.4
Oklahoma	3,751,351	3,849,733	2.6
<i>Source: 2010 U.S. Census Bureau: Decennial Census 2011 – 2015 U.S. Census Bureau: American Community Survey</i>			

- The populations of cities where the bank operates include Ardmore at 24,834, Lone Grove at 5,105, and Dickson at 1,439.
- A community member indicated that the area is experiencing significant population growth, especially in the bedroom communities surrounding Ardmore. Its location between Oklahoma City, Oklahoma, and Dallas/Fort Worth, Texas, has made it a popular place for relocation. The community member further stated that major employers have made significant capital investment to begin or grow operations in the AA.

Table 3

Median Family Income Change			
Assessment Area: Carter County AA			
Area	2010 Median Family Income	2015 Median Family Income	Percent Change
Carter County AA	54,076	56,856	5.1
NonMSA Oklahoma	51,664	51,491	(0.3)
Oklahoma	58,375	58,029	(0.6)
<i>Source: 2006 – 2010 U.S. Census Bureau: American Community Survey 2011 – 2015 U.S. Census Bureau: American Community Survey</i>			
<i>Note: Median family incomes have been inflation-adjusted and are expressed in 2015 dollars.</i>			

- Paralleling the trends in Table 3, 10.6 percent of family incomes in the AA are below the poverty line, notably less than other rural areas of Oklahoma at 14.2 percent.
- A community member stated that many of the large employers in the area are actively hiring, with wage rates around \$17 an hour with benefits.

Table 4

Housing Cost Burden						
Assessment Area: Carter County AA						
Area	Cost Burden - Renters			Cost Burden - Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Carter County AA	70.1	35.1	35.8	55.3	21.8	18.0
NonMSA Oklahoma	64.3	31.4	34.9	50.3	22.9	16.0
Oklahoma	71.4	33.9	38.3	54.0	27.6	16.7

Cost Burden is housing cost that equals 30 percent or more of household income
 Source: U.S. Department of Housing and Urban Development (HUD), 2013-2017 Comprehensive Housing Affordability Strategy

- A community member stated that both housing rents and home prices have risen dramatically since 2019, driven by a low housing supply and individuals relocating to Ardmore from the surrounding metropolitan areas.
- A local housing study indicated that when rental homes become available for sale, they are often purchased sight unseen with cash offers by people intending to utilize it as their primary home.
- The housing study also stated that due to the rising cost of building materials, it is difficult for developers to build housing that is affordable for LMI families.
- According to a community member, the moderate-income tract is largely comprised of rental properties that are older and in poor condition. Additionally, median housing value in the moderate-income census tract is \$54,483, compared to \$97,004 for the AA overall.

Table 5

Unemployment Rates					
Assessment Area: Carter County AA					
Area	2016	2017	2018	2019	2020
Carter County AA	5.0	4.3	3.4	3.2	7.0
NonMSA Oklahoma	5.2	4.3	3.4	3.4	5.9
Oklahoma	4.6	4.0	3.3	3.1	6.1

Source: Bureau of Labor Statistics: Local Area Unemployment Statistics

- Major industries in the AA include manufacturing, distribution, and oil and energy production. The largest employers in the area are Michelin, Dollar General, and Mercy Hospital.
- Due to the reliance on these industries, unemployment increased during the Coronavirus Disease 2019 pandemic (pandemic), as reflected in Table 5. However, unemployment rates have improved, dropping to 3.6 percent in March 2022.
- A community member stated that employers are hiring but are finding it difficult to fill open positions.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

The bank’s overall performance under the lending test is reasonable. More weight is placed on the geographic and borrower distribution of the bank’s lending than the NLTD and AA concentration criteria. Additionally, lending to borrowers of different income levels and to businesses of different sizes is weighted more heavily than lending by geography.

Net Loan-to-Deposit Ratio

This performance criterion evaluates the bank’s average NLTD ratio to determine the reasonableness of lending in light of performance context, such as the bank’s capacity to lend, the availability of lending opportunities, the demographic and economic factors present in the AA, and in comparison to similarly situated FDIC-insured institutions. The similarly situated institutions were selected based on asset size, loan portfolio composition, geographic proximity (operating within the AA or the surrounding counties) and branching. The bank’s NLTD ratio is more than reasonable. The bank’s 18-quarter NLTD ratio is above all three similarly situated institutions. The bank displays a strong commitment to serve the credit needs of the community, as evidenced through the significant volume of PPP loan originations and growth of its 20-year mortgage product. A community member indicated that the PPP loans provided critical support for small businesses in the AA during the pandemic, and bankers worked tirelessly to ensure the loans were originated.

Table 6

Comparative NLTD Ratios September 31, 2017 – December 31, 2021			
Institution	Location	Asset Size \$(000)	NLTD Ratio (%)
			18 Quarter Average
Citizens Bank and Trust Company of Ardmore	Ardmore, Oklahoma	290,963	79.4
Similarly Situated Institutions			
The First National Bank in Marlow	Marlow, Oklahoma	62,820	69.3
The City National Bank and Trust Company of Lawton, Oklahoma	Lawton, Oklahoma	439,366	65.6
Oklahoma Heritage Bank	Roff, Oklahoma	95,827	77.1

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the AA. The bank originated a majority of loans, by number and dollar, inside the AA.

Table 7

Lending Inside and Outside the Assessment Area								
Loan Type	Inside				Outside			
	#	#%	\$(000)	%	#	#%	\$(000)	%
Residential Loans	73	73.7	13,477	68.8	26	26.3	6,116	31.2
Total Non-HMDA Residential related	73	73.7	13,477	68.8	26	26.3	6,116	31.2
Small Business	87	78.4	6,193	86.8	24	21.6	940	13.2
Total Small Business related	87	78.4	6,193	86.8	24	21.6	940	13.2
Total Loans	160	76.2	19,670	73.6	50	23.8	7,056	26.4

Note: Percentages may not total 100.0 percent due to rounding.

Geographic Distribution of Loans

This performance criterion evaluates the bank’s distribution of lending within its AA by income level of census tracts, with consideration given to the dispersion of loans throughout the AA. The bank’s geographic distribution of loans reflects excellent distribution among the different census tracts and dispersion throughout the AA.

Home Mortgage Lending

The geographic distribution of home mortgage lending is reasonable. The bank’s level of lending in the moderate-income census tract is below the representative percentage of owner-occupied housing units. However, there is limited demand for home mortgage lending in this census tract due to local housing market constraints. As mentioned above, homes (including numerous rentals) are often purchased with cash for the purpose of a primary residence. Additionally, the housing stock is dilapidated, depressing mortgage lending opportunities further. Loan dispersion was also evaluated and no significant gaps in lending were noted.

Table 8

Distribution of 2021 Home Mortgage Lending By Income Level of Geography					
Assessment Area: Carter County AA					
Geographic Income Level	Bank Loans				Owner Occupied Units %
	#	#%	\$(000)	%	
Low	0	0.0	0	0.0	0.0
Moderate	2	2.7	93	0.7	6.6
Middle	35	47.9	7,456	55.3	55.2
Upper	36	49.3	5,929	44.0	38.2
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	73	100.0	13,477	100.0	100.0

Source: 2021 FFIEC Census Data
 2011-2015 U.S. Census Bureau: American Community Survey
 Note: Percentages may not total 100.0 percent due to rounding.

Small Business Lending

The geographic distribution of small business lending is excellent. The bank’s lending in the moderate-income census tract is above the demographic figure. Additionally, a community member stated that there is minimal business activity in the moderate-income census tract, further demonstrating the bank’s effectiveness in meeting credit needs within the census tract. Loan dispersion was also evaluated and no significant gaps in lending were noted.

Table 9

Distribution of 2021 Small Business Lending By Income Level of Geography					
Assessment Area: Carter County AA					
Geographic Income Level	Bank Loans				Total Businesses %
	#	#%	\$(000)	%	
Low	0	0.0	0	0.0	0.0
Moderate	5	5.7	317	5.1	4.1
Middle	37	42.5	2,553	41.2	55.9
Upper	45	51.7	3,324	53.7	40.0
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	87	100.0	6,193	100.0	100.0

Source: 2021 FFIEC Census Data
 2021 Dun & Bradstreet Data
 2011-2015 U.S. Census Bureau: American Community Survey
 Note: Percentages may not total 100.0 percent due to rounding.

Lending to Borrowers of Different Income Levels and to Businesses of Different Sizes

This performance criterion evaluates the bank’s lending to borrowers of different income levels and businesses of different revenue sizes. The bank’s lending has a reasonable distribution among individuals of different income levels and businesses of different sizes.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. The bank’s lending to low-income borrowers is below the demographic figure, while the bank’s lending to moderate-income borrowers was comparable to the demographic figure. Demand for home mortgage loans by low-income borrowers is depressed, whereby 70.1 percent of low-income renters are considered cost burdened, and housing costs have risen so dramatically that many are priced out of the market. Loan demand can also be estimated by analyzing the lending data of Home Mortgage Disclosure Act (HMDA) reporting institutions. While not a direct comparison, HMDA reporters originated 3.2 percent by number and 1.4 percent by dollar of their home mortgage loans to low-income borrowers.

Table 10

Distribution of 2021 Home Mortgage Lending By Borrower Income Level					
Assessment Area: Carter County AA					
Borrower Income Level	Bank Loans				Families by Family
	#	##%	\$(000)	\$%	Income %
Low	8	11.0	517	3.8	17.7
Moderate	13	17.8	1,990	14.8	17.0
Middle	11	15.1	1,324	9.8	19.5
Upper	41	56.2	9,646	71.6	45.8
Unknown	0	0.0	0	0.0	0.0
Total	73	100.0	13,477	100.0	100.0

Source: 2021 FFIEC Census Data
 2011-2015 U.S. Census Bureau: American Community Survey
 Note: Percentages may not total 100.0 percent due to rounding.

Small Business Lending

The borrower distribution of small business lending is reasonable. The bank’s lending to businesses with revenues of \$1MM or less is comparable to the percentage of total businesses operating in the AA with revenues of \$1MM or less.

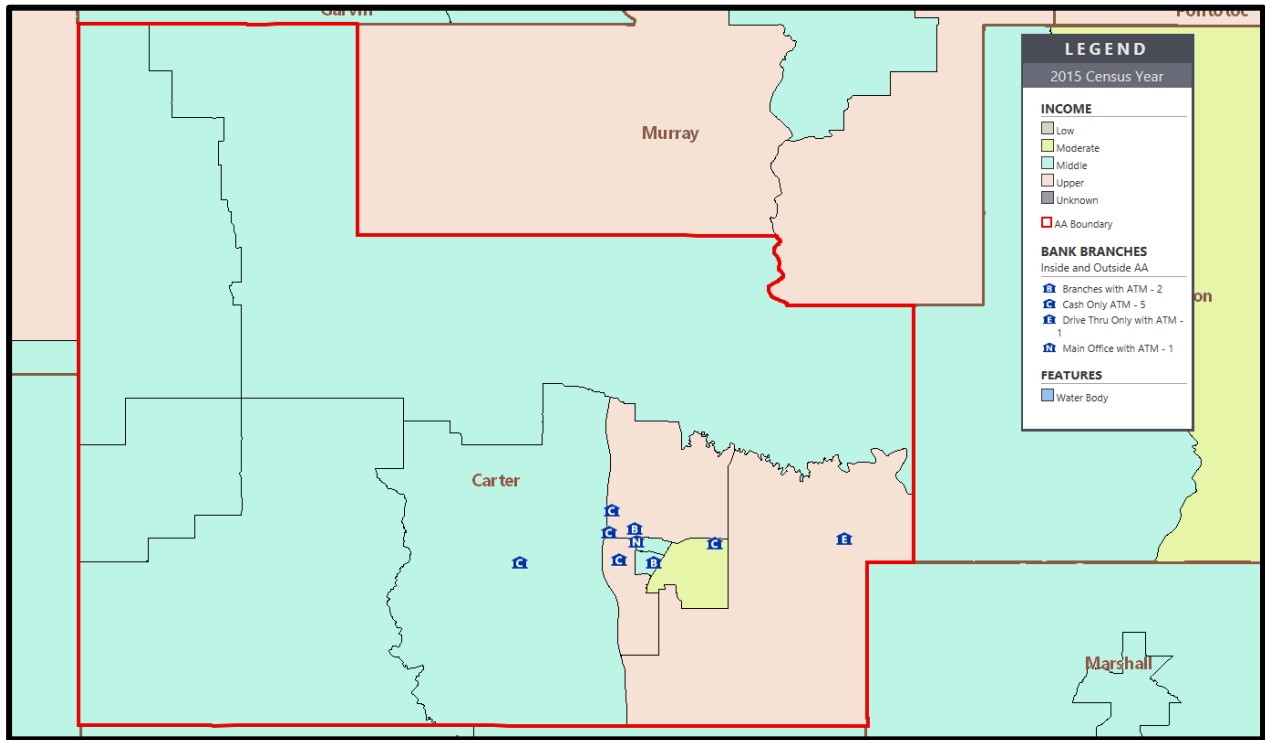
Table 11

Distribution of 2021 Small Business Lending By Revenue Size of Businesses					
Assessment Area: Carter County AA					
	Bank Loans				Total Businesses
	#	#%	\$(000)	%	
By Revenue					
\$1 Million or Less	68	78.2	3,731	60.2	89.4
Over \$1 Million	19	21.8	2,462	39.8	9.1
Revenue Unknown	0	0.0	0	0.0	1.5
Total	87	100.0	6,193	100.0	100.0
By Loan Size					
\$100,000 or Less	71	81.6	1,477	23.8	
\$100,001 - \$250,000	10	11.5	1,764	28.5	
\$250,001 - \$1 Million	6	6.9	2,952	47.7	
Total	87	100.0	6,193	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	60	88.2	1,105	29.6	
\$100,001 - \$250,000	4	5.9	706	18.9	
\$250,001 - \$1 Million	4	5.9	1,920	51.5	
Total	68	100.0	3,731	100.0	
<i>Source: 2021 FFIEC Census Data 2021 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey</i>					
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>					

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Compliance with the substantive provisions of antidiscrimination and other consumer protection laws and regulations, including the Equal Credit Opportunity Act and the Fair Housing Act, was considered as part of this CRA evaluation. No evidence of a pattern or practice of discrimination on a prohibited basis or of other illegal credit practices inconsistent with helping to meet community credit needs was identified.

APPENDIX A – MAP OF THE ASSESSMENT AREA



APPENDIX B – DEMOGRAPHIC INFORMATION

Table B-1

2021 Carter County AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	2,082	17.7
Moderate	1	9.1	1,048	8.9	257	24.5	1,996	17.0
Middle	7	63.6	6,262	53.3	573	9.2	2,285	19.5
Upper	3	27.3	4,433	37.8	415	9.4	5,380	45.8
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	11	100.0	11,743	100.0	1,245	10.6	11,743	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	2,099	825	6.6	39.3	891	42.4	383	18.2
Middle	11,417	6,892	55.2	60.4	2,317	20.3	2,208	19.3
Upper	7,892	4,776	38.2	60.5	2,166	27.4	950	12.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	21,408	12,493	100.0	58.4	5,374	25.1	3,541	16.5
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
			#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	90	4.1	78	4.0	11	5.6	1	3.0
Middle	1,214	55.9	1,084	55.8	104	52.5	26	78.8
Upper	868	40.0	779	40.1	83	41.9	6	18.2
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2,172	100.0	1,941	100.0	198	100.0	33	100.0
Percentage of Total Businesses:				89.4		9.1		1.5
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
			#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	44	74.6	44	74.6	0	0.0	0	0.0
Upper	15	25.4	15	25.4	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	59	100.0	59	100.0	0	0.0	0	0.0
Percentage of Total Farms:				100.0		0.0		0.0
<i>Source: 2021 FFIEC Census Data 2021 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey</i>								
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>								

APPENDIX C – 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.

Census tract: A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan statistical areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

Community development: Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 MM or less; or, activities that revitalize or stabilize low- or moderate-income geographies, designated disaster areas; or designated distressed or underserved nonmetropolitan middle-income geographies.

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, other secured consumer loans, and other unsecured consumer loans.

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 nonrelatives living with the family. Families are classified by type as either a married-couple family or other family, which 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).

Full-scope review: Performance is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower distribution, 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 applications, the amount of loan requested, and the disposition of the application (for example, approved, denied, and withdrawn).

Home mortgage loans: Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multifamily (five or more families) dwelling loans, loans for the purchase of 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.

Limited-scope review: Performance is analyzed using only quantitative factors (for example, geographic distribution, borrower distribution, 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.

Metropolitan area (MA): A metropolitan statistical area (MSA) or a metropolitan division (MD) as defined by the Office of Management and Budget. A MSA is a core area containing at least one urbanized area of 50,000 or more inhabitants, together with adjacent communities having a high degree of economic and social integration with that core. A MD is a division of a MSA based on specific criteria including commuting patterns. Only a MSA that has a population of at least 2.5 MM may be divided into MDs.

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 percent 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 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

Nonmetropolitan area (NonMSA): Any area that is not located within an MSA.

Other products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

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.

Qualified investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

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. For these institutions, no state ratings will be received unless the bank also maintains deposit facilities outside of the multistate metropolitan area. CRA activity is captured in either a state rating or a multistate metropolitan area rating, but not both.

Small loan(s) to business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) instructions. These loans have original amounts of \$1 MM or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as 'small business loans' if the loans are reported on the TFR as nonmortgage, commercial loans.

Small loan(s) to farm(s): A loan included in 'loans to small farms' as defined in the Consolidated Reports of Condition and Income (Call Report) instructions. These loans have original amounts of \$500,000 or less and are either secured by farmland or are classified as loans to finance agricultural production and other loans to farmers.

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