

PUBLIC DISCLOSURE

March 8, 2010

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Consolidated Bank and Trust Company

517423

320 North 1st Street

Richmond, Virginia 23219

Federal Reserve Bank of Richmond

P. O. Box 27622

Richmond, Virginia 23261

NOTE: 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.

TABLE OF CONTENTS

Institution Rating

Institution's CRA Rating	1
Summary of Major Factors Supporting Rating	1

Institution

Scope of Examination	1
Description of Institution	1
Conclusions With Respect to Performance Criteria	2

Assessment Area Conclusions

Description of Institution's Operations in the Richmond Metropolitan Assessment Area ...	4
Conclusions with Respect to Performance Criteria	5

Description of Institution's Operations in the Hampton Metropolitan Assessment Area	8
Conclusions with Respect to Performance Criteria	9

CRA Appendix A: Glossary	10
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COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

INSTITUTION'S CRA RATING: This institution is rated Satisfactory.

The major factors supporting this rating include:

- The bank's loan-to-deposit ratio is reasonable given the bank's size, location, and demand for credit in the assessment areas.
- A majority of the institution's small business and consumer loans were originated to borrowers within the bank's assessment areas.
- Lending to borrowers of different income levels and to businesses with revenues of \$1 million or less is considered reasonable using various proxies for demand.
- The overall the geographic distribution of lending is considered reasonable.
- The institution has not received any complaints regarding its CRA performance since the previous evaluation dated September 12, 2005.

SCOPE OF EXAMINATION

The institution was evaluated using the interagency examination procedures developed by the Federal Financial Institutions Examination Council (FFIEC), and a full-scope evaluation was conducted for both assessment areas. Based on the institution's loan volume during 2008 and 2009, consumer and small business loans were identified as primary credit products extended by the bank. Accordingly, these product lines were considered in the evaluation and include all small business and consumer loans extended during 2008 and 2009. Real estate loans reported under the Home Mortgage Disclosure Act were not analyzed because of the limited number of such loans originated by the institution during 2008 (ten loans) and 2009 (seven loans).

DESCRIPTION OF INSTITUTION

Consolidated Bank and Trust Company (CBT) is headquartered in Richmond, Virginia, and operates two full-service branch offices in Richmond and Hampton, Virginia. The bank is a subsidiary of Abigail Adams National Bancorp, Inc. (AANB) headquartered in Washington, DC. AANB is also the holding company for Adams National Bank (ANB) in Washington, DC. On October 1, 2009, AANB was purchased by Premier Financial Bankcorp, a multi-bank holding company headquartered in Huntington, West Virginia. Since the previous evaluation, the bank closed its Brookhill-Azalea branch in the Richmond assessment area on May 8, 2008. The institution's previous CRA rating, dated September 12, 2005, was satisfactory

As of December 31, 2009, CBT had total assets of \$76.9 million, of which 66.3% were loans. Various deposit and loan products are available through the institution including loans for residential mortgage, consumer, and business purposes. The following chart details the composition of the bank's loan portfolio, as of December 31, 2009:

Composition of Loan Portfolio

Loan Type	12/31/2009	
	\$(000s)	%
Secured by 1-4 Family dwellings	12,236	24.0
Multifamily	3,884	7.6
Construction and Development	3,095	6.1
Commercial & Industrial/ NonFarm NonResidential	31,007	60.8
Consumer Loans and Credit Cards	752	1.5
Agricultural Loans/ Farmland	0	0.0
All Other	24	0.0
Total	50,998	100.0

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

When considering lending performance for specific loan types, primary consideration is given to the number (and the corresponding percentage) of transactions. The institution’s overall rating is based on the performance of each loan category, and primary consideration is given to the dollar volume each category contributes to the overall activity considered in the evaluation. Of the total loans analyzed, 88.7% of the dollar amount and 79.5% of the number of loans were originated in the Richmond assessment area, hence greater weight was placed on the bank’s distribution of lending in the Richmond assessment area.

To evaluate the bank’s performance, consumer and small business loan activity was analyzed. Area demographic and market aggregate data are used as proxies for demand when evaluating the bank’s performance. Demographic data is from the 2000 census, while the market aggregate data and Dun & Bradstreet (D&B) business demographic information are from calendar year 2008.

Loan-To-Deposit Ratio

A bank’s loan-to-deposit ratio is one measure of its lending relative to its capacity. The bank’s loan-to-deposit ratio as of December 31, 2009, equaled 72.7% and averaged 69.5% for the 18-quarter period ending December 31, 2009. The quarterly average loan-to-deposit ratios for all banks headquartered in metropolitan areas in Virginia and of similar asset size to CBT ranged from 64.5% to 80.5% for the same 18-quarter period. Since June 30, 2005, the bank’s assets, loans, and deposits have increased 10%, 35.1%, and 5.5%, respectively. The bank’s loan-to-deposit ratio is considered reasonable given the institution’s size, financial condition, and assessment area credit needs.

Lending In Assessment Areas

To determine the institution’s volume of lending within its assessment areas, 49 consumer and 38 small business loans originated during 2008 and 2009 were reviewed. The lending distribution is represented in the following table for the assessment areas.

Comparison of Credit Extended Inside and Outside of Assessment Area(s)

Loan Type	Inside				Outside			
	#	%	\$(000)	%	#	%	\$(000)	%
Motor Vehicle*	9	42.9	241	72.7	12	57.1	91	27.3
Other - Secured*	5	41.7	45	32.6	7	58.3	92	67.4
Other - Unsecured*	7	43.8	18	31.2	9	56.3	39	68.8
Total Consumer related	21	42.9	304	57.8	28	57.1	222	42.2
Small Business*	23	60.5	5,764	62.3	15	39.5	3,485	37.7
TOTAL LOANS	44	50.6	6,067	62.1	43	49.4	3,707	37.9

*The number and dollar amount of loans reflects a sample of such loans originated during the evaluation period and/or does not reflect loan data collected or reported by the institution.

As indicated in the preceding table, a majority of the number (50.6%) and the dollar amount (62.1%) of loans during this period were provided to borrowers located in the bank's two assessment areas. Overall, the institution's level of lending in its assessment area is considered responsive to community credit needs.

Lending to Borrowers of Different Incomes and To Businesses of Different Sizes

The bank's performance varies from reasonable to excellent depending on product and market area. Overall, the bank's level of lending to low- and moderate-income borrowers and to businesses with annual revenues of \$1 million or less within the bank's assessment areas is considered reasonable.

Geographic Distribution of Loans

CBT's overall geographic distribution performance in its assessment areas is considered reasonable.

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

No evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs was identified. Adequate policies, procedures, and training programs have been developed to support nondiscrimination in lending activities.

DESCRIPTION OF INSTITUTION’S OPERATIONS IN THE RICHMOND METROPOLITAN ASSESSMENT AREA

CBT’s Richmond metropolitan assessment area contains one branch location that serves the City of Richmond in its entirety. This assessment area is part of the Richmond, VA Metropolitan Statistical Area (MSA). The assessment area contains 17 low-income, 23 moderate-income, 14 middle-income, and 11 upper-income census tracts. The area has a population of 197,790 and a median housing value of \$87,445. The owner-occupancy rate for the assessment area of 42.3% is significantly lower than the owner-occupancy rate for the Commonwealth of Virginia at 63.3% as well as the MSA at 64.6%. The area’s poverty rate, 17.1%, is significantly higher than that of the MSA (6.9%) as well as the commonwealth (7%). The 2009 median family income for the Richmond, VA MSA equals \$73,200.

The following table provides demographic data for the assessment area by the income level of families and the percentage of population living in census tracts of varying income levels. The table also displays the distribution of owner-occupied housing units by income level of census tract, as well as D&B business demographic information.

Assessment Area Demographics

Richmond, VA MA								
Income Categories*	Tract Distribution		Families by Tract		Families < Poverty as a % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	17	26.2	10,311	23.3	3,882	37.6	16,077	36.4
Moderate	23	35.4	18,788	42.5	3,060	16.3	8,492	19.2
Middle	14	21.5	7,509	17.0	524	7.0	8,114	18.3
Upper	11	16.9	7,617	17.2	102	1.3	11,542	26.1
NA	0	0.0	0	0.0	0	0.0		
Total	65	100.0	44,225	100.0	7,568	17.1	44,225	100.0
	Owner Occupied Units by Tract		Households					
			HHs by Tract		HHs < Poverty by Tract		HHs by HH Income	
	#	%	#	%	#	%	#	%
Low	5,368	13.8	17,384	20.6	6,336	36.4	31,341	37.1
Moderate	15,092	38.7	32,599	38.5	6,326	19.4	16,803	19.9
Middle	7,864	20.2	18,714	22.1	2,226	11.9	14,692	17.4
Upper	10,686	27.4	15,869	18.8	1,445	9.1	21,730	25.7
NA	0	0.0	0	0.0	0	0.0		
Total	39,010	100.0	84,566	100.0	16,333	19.3	84,566	100.0
	Total Businesses by Tract		Businesses by Tract and Revenue Size					
			Less than or = \$1 Million		Over \$1 Million		Revenue not Reported	
	#	%	#	%	#	%	#	%
Low	3,539	35.3	2,963	34.2	392	40.2	184	48.2
Moderate	3,086	30.8	2,627	30.3	347	35.6	112	29.3
Middle	1,555	15.5	1,416	16.3	90	9.2	49	12.8
Upper	1,852	18.5	1,669	19.2	146	15.0	37	9.7
NA	0	0.0	0	0.0	0	0.0	0	0.0
Total	10,032	100.0	8,675	100.0	975	100.0	382	100.0
	Percentage of Total Businesses:			86.5		9.7		3.8

*NA-Tracts without household or family income as applicable

The City of Richmond is located in the central portion of Virginia. Residents commute throughout the area for jobs in the manufacturing, service, educational, tourism, chemical, insurance, pharmaceutical, banking, and medical industries. With Richmond serving as the capital of the Commonwealth of Virginia, many employment opportunities are available with the state government. The top private employers within the Richmond area include: Virginia Commonwealth University, Capital One Financial Corp., HCA Inc., Wal-Mart Stores, Dominion Resources, Bon Secours Richmond Health Systems, and Altria Group. The following table provides unemployment rates for September 2005 and February 2010 for the City of Richmond as well as the Commonwealth of Virginia.

County/State	Unemployment Rate – September 2005	Unemployment Rate – February 2010
Richmond	5.3%	10.6%
Virginia	3.5%	7.2%

A local economic development official was contacted during the examination to assist in evaluating the bank’s CRA performance. The contact stated that many small businesses are having a difficult time in finding available credit as a result of the current economic recession. While the availability of business credit appears limited, the official stated that many of the local financial institutions have been helpful in working with viable businesses in trying to identify adequate funding sources.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA:

Small business and consumer loan data from calendar years 2008 and 2009 were analyzed and considered in the evaluation. Bank and aggregate data from 2008 for small business lending and consumer loan data for 2008 and 2009 is presented in the following tables. To the extent that the performance of the bank’s 2009 small business lending was different from the performance of the 2008 data, such differences are discussed.

LENDING TO BORROWERS OF DIFFERENT INCOMES AND TO BUSINESSES OF DIFFERENT SIZES

The following tables present the bank’s lending data to borrowers of different income levels and to businesses of different sizes.

Distribution of Lending by Loan Amount and Size of Business

Richmond, VA MA (2008)								
by Revenue	Bank				Aggregate*			
	#	%	\$(000s)	% \$	#	%	\$(000s)	% \$
\$1 Million or Less	13	86.7	1,900	65.5	1,514	26.6	80,152	31.5
Over \$1 Million	2	13.3	1,001	34.5	NA	NA	NA	NA
Unknown	0	0.0	0	0.0	NA	NA	NA	NA
by Loan Size	#	%	\$(000s)	% \$	#	%	\$(000s)	% \$
\$100,000 or less	9	60.0	327	11.3	5,182	91.0	55,684	21.9
\$100,001-\$250,000	3	20.0	451	15.5	234	4.1	42,779	16.8
\$250,001-\$1 Million	3	20.0	2,124	73.2	281	4.9	155,707	61.3
Total	15	100.0	2,902	100.0	5,697	100.0	254,170	100.0

* No data is available for Aggregate loans with Revenues over \$1 million and those with Unknown revenues

According to D&B data, 86.5% of businesses within the assessment area have annual revenues of \$1 million or less. Of the 15 small business loans included in the analysis, 86.7% were to entities with revenues of \$1 million or less. According to 2008 aggregate small business data, 26.6% of small business loans reported within the market area were to businesses with revenues of \$1 million or less. The remaining businesses had revenues exceeding \$1 million or their revenue data was not known. While the bank's volume of small business lending is considerably less for 2009, with only three small business loans extended, all three loans were extended to businesses with revenues of \$1 million or less. Overall, the bank's level of lending to businesses with revenues of \$1 million or less is considered excellent.

Distribution of Consumer Loans by Income Level of Borrower

Richmond, VA MA (2008 & 2009)				
Income Categories	#	Consumer Loans		
		%	\$(000s)	% \$
Low	9	52.9	33	11.9
Moderate	1	5.9	1	0.5
Middle	3	17.6	35	12.6
Upper	4	23.5	208	75.0
Total	17	100.0	277	100.0
Unknown	0		0	

Percentage's (%) are calculated on all loans where incomes are known

While the bank's level of consumer lending to low-income borrowers (52.9%) is higher than the percentage of low-income households (37.1%) in the area, lending to moderate-income borrowers (5.9%) is lower than the proportion of moderate-income households (19.9%) in the area. Overall, the level of consumer lending to borrowers of different incomes is considered reasonable.

GEOGRAPHIC DISTRIBUTION OF LOANS

The geographic distribution of loans is shown in the following tables. Area demographics and 2008 aggregate data were used when evaluating the institution's penetration into geographies of different income levels.

Distribution of Small Business Loans by Income Level of Census Tract

Richmond, VA MA (2008)								
Income Categories	#	Bank			Aggregate			
		%	\$(000s)	% \$	#	%	\$(000s)	% \$
Low	3	20.0	423	14.6	1,350	24.2	79,178	31.2
Moderate	7	46.7	2,126	73.3	1,705	30.5	71,919	28.4
Middle	4	26.7	257	8.8	1,087	19.5	30,510	12.0
Upper	1	6.7	96	3.3	1,444	25.9	71,876	28.4
NA*	0	0.0	0	0.0	0	0.0	0	0.0
Total	15	100.0	2,902	100.0	5,586	100.0	253,483	100.0

**NA-Tracts without household or family income as applicable; or a small county*

CBT's level of small business lending in low-income census tracts (20%) is lower than aggregate lending (24.2%) and the percentage of businesses located in low-income census tracts (35.3%). The bank's lending in moderate-income census tracts (46.7%) is higher than aggregate lending (30.5%) and businesses located in moderate-income census tracts (30.8%). As stated earlier, the bank's level of small business lending was considerably less for 2009. Of the three loans extended, one was located in a low-income census tract, while the remaining two loans were made in moderate-income census tracts. Overall, the bank's level of small business lending in low-and moderate-income areas is considered reasonable.

Distribution of Consumer Loans by Income Level of Census Tract

Richmond, VA MA (2008 & 2009)				
Income Categories	#	Consumer Loans		
		%	\$(000s)	% \$
Low	3	17.6	16	5.9
Moderate	6	35.3	28	10.1
Middle	6	35.3	182	65.5
Upper	2	11.8	51	18.4
NA*	0	0.0	0	0.0
Total	17	100.0	277	100.0

**NA-Tracts without household or family income as applicable*

The bank's consumer lending within low- and moderate-income census tracts (17.6% and 35.3%, respectively) is slightly lower than the percentage of households located in such tracts (20.6% and 38.5%, respectively). Overall, the bank's level of lending in low- and moderate-income geographies is considered reasonable.

DESCRIPTION OF INSTITUTION’S OPERATIONS IN THE HAMPTON METROPOLITAN ASSESSMENT AREA

CBT’s Hampton metropolitan assessment area contains one branch location that serves the City of Hampton in its entirety. This assessment area is part of the Virginia Beach-Norfolk-Newport News, VA-NC MSA. The assessment area contains 12 moderate-income, 14 middle-income, and five upper-income census tracts. There are no low-income census tracts within this market. The area has a population of 146,437 and a median housing value of \$89,982. The owner-occupancy rate for the assessment area of 55.1% is significantly lower than the owner-occupancy rate for the commonwealth at 63.3% and slightly less than the rate for the Virginia Beach-Norfolk-Newport News, VA-NC MSA at 58.8%. The area’s poverty rate, 8.8%, is slightly higher than that of the MSA (8.4%) and the commonwealth (7%). The 2009 median family income for the Virginia Beach-Norfolk-Newport News, VA-NC MSA equals \$67,900.

The following table provides demographic data for the assessment area by the income level of families and the percentage of population living in census tracts of varying income levels. The table also displays the distribution of owner-occupied housing units by income level of census tract, as well as D&B business demographic information.

Assessment Area Demographics

Virginia Beach-Norfolk-Newport News, VA-NC MA								
Income Categories*	Tract Distribution		Families by Tract		Families < Poverty as a % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	7,573	20.9
Moderate	12	38.7	9,162	25.3	1,515	16.5	7,311	20.2
Middle	14	45.2	19,056	52.6	1,377	7.2	8,756	24.2
Upper	5	16.1	8,027	22.1	312	3.9	12,605	34.8
NA	0	0.0	0	0.0	0	0.0		
Total	31	100.0	36,245	100.0	3,204	8.8	36,245	100.0
	Owner Occupied Units by Tract		Households					
			HHs by Tract		HHs < Poverty by Tract		HHs by HH Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	12,799	23.7
Moderate	7,023	22.2	14,477	26.8	2,701	18.7	10,579	19.6
Middle	15,940	50.5	28,612	53.0	2,576	9.0	11,004	20.4
Upper	8,603	27.3	10,865	20.1	540	5.0	19,572	36.3
NA	0	0.0	0	0.0	0	0.0		
Total	31,566	100.0	53,954	100.0	5,817	10.8	53,954	100.0
	Total Businesses by Tract		Businesses by Tract and 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	1,310	30.5	1,188	30.6	77	25.0	45	43.3
Middle	2,346	54.7	2,079	53.6	216	70.1	51	49.0
Upper	636	14.8	613	15.8	15	4.9	8	7.7
NA	0	0.0	0	0.0	0	0.0	0	0.0
Total	4,292	100.0	3,880	100.0	308	100.0	104	100.0
Percentage of Total Businesses:				90.4		7.2		2.4

*NA-Tracts without household or family income as applicable

The City of Hampton is located in the southeastern portion of Virginia. The local economy is based on a variety of manufacturing, retail, and military facilities. Major employers for the area include the Northrop Grumman shipyard and various military installations. The following table provides unemployment rates for September 2005 and February 2010 for the City of Hampton as well as the Commonwealth of Virginia.

County/State	Unemployment Rate – September 2005	Unemployment Rate – February 2010
Hampton	4.4%	8.8%
Virginia	3.5%	7.2%

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA:

The bank extended few loans in this assessment area with a total of five small business loans and four consumer loans extended during calendar years 2008 and 2009. While a meaningful analysis is limited with such a small volume of lending, the distribution of loan data is provided in the following sections. Considering the limited lending activity along with area demographics, the bank’s overall distribution of lending by borrowers’ incomes/revenues and geographies is considered reasonable.

LENDING TO BORROWERS OF DIFFERENT INCOMES AND TO BUSINESSES OF DIFFERENT SIZES

According to D&B data, 90.4% of area businesses have revenues of \$1 million or less. While the bank did not extend any small business loans in the Hampton metropolitan assessment area for 2008, four out the five loans (80%) extended during 2009 were to businesses with revenues of \$1 million or less. All four of the consumer loans were extended to low-income borrowers. Area demographics indicate that 23.7% of households are considered low-income.

GEOGRAPHIC DISTRIBUTION OF LOANS

Of the five small business loans extended in 2009, three (60%) were to businesses located in moderate-income tracts. Within this assessment area, 30.5% of area businesses are located in moderate-income tracts. Three of the four consumer loans (75%) were extended to residents in moderate-income tracts. Within the assessment area, 26.8% of households are located in moderate-income tracts.

CRA APPENDIX A

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: All Agencies have adopted the following language. 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 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies.

Effective September 1, 2005, the Board of Governors of the Federal Reserve System, Office of the Comptroller of the Currency, and the Federal Deposit Insurance Corporation have adopted the following additional language as part of the revitalize or stabilize definition of community development.

Activities that revitalize or stabilize-

- (i) Low-or moderate-income geographies;
- (ii) Designated disaster areas; or
- (iii) Distressed or underserved nonmetropolitan middle-income geographies designated by the Board, Federal Deposit Insurance Corporation, and Office of the Comptroller of the Currency, based on-
 - a. Rates of poverty, unemployment, and population loss; or
 - b. Population size, density, and dispersion. Activities that revitalize and stabilize geographies designated based on population size, density, and dispersion if they help to meet essential community needs, including needs of low- and moderate-income individuals.

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.

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, 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 under the Lending Test (and if applicable, consideration of investments and services) 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 under the Lending Test (and if applicable, consideration of investments and services) 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 million 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.

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.

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) and the Thrift Financial Reporting (TFR) instructions. These loans have original amounts of \$1 million 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 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, 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.