PUBLIC DISCLOSURE

July 17, 2017

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Central Bank of Moberly
RSSD #997650

500 West Coates Street
Moberly, Missouri 65270

Federal Reserve Bank of St. Louis

P.O. Box 442
St. Louis, Missouri 63166-0442

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 the 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'S CRA RATING: This institution is rated SATISFACTORY.

Central Bank of Moberly meets the criteria for a Satisfactory rating based on the evaluation of the bank's lending activities. The factors supporting the institution's rating are as follows:

- The loan-to-deposit (LTD) ratio is reasonable given the institution's size, financial condition, and assessment area credit needs.
- A majority of loans and other lending-related activities are in the assessment area.
- Geographic distribution of loans reflects excellent dispersion throughout the assessment area.
- Distribution of loans to borrowers reflects reasonable penetration among individuals of different income levels (including low- and moderate-income (LMI) levels and businesses and farms of different sizes.
- No CRA-related complaints were filed against the bank since the previous CRA evaluation.
- Community development activity was considered but did not enhance the bank's overall rating.

SCOPE OF EXAMINATION

The bank's CRA performance was evaluated using the Federal Financial Institutions Examination Council's (FFIEC's) small bank procedures. Small business, small farm, and consumer (motor vehicle) loans were used to evaluate the bank's lending performance, as these loan categories are considered the bank's core business lines based on lending volume and the bank's stated business strategy. Therefore, the loan activity represented by these credit products is deemed indicative of the bank's overall lending performance. Given the similar dollar volume of the three products reviewed, each product carried equal significance toward the bank's overall performance conclusions. Additionally, geographic and borrower distribution were weighted equally, given the makeup of the bank's assessment area. The following table details the performance criterion and the corresponding time periods used in each analysis.

Performance Criterion	Time Period
LTD Ratio	June 30, 2013 – March 31, 2017
Assessment Area Concentration	January 1, 2015 – December 31, 2015
Geographic Distribution of Loans	January 1, 2015 – December 31, 2015
Loan Distribution by Borrower's Profile	January 1, 2015 – December 31, 2015
Response to Written CRA Complaints	May 21, 2013 – July 17, 2017

Lending Test analyses often entail comparisons of bank performance to assessment area demographics and the performance of other lenders, based on Home Mortgage Disclosure Act and CRA aggregate lending data. Unless otherwise noted, assessment area demographics are based on 2010 U.S. Census data; certain business and farm geodemographics are based on 2015 Dun & Bradstreet data. When analyzing bank performance by comparing lending activity to both demographic data and aggregate lending data, greater emphasis is generally placed on the aggregate lending data, because it is expected to describe many factors impacting lenders in an assessment area. Aggregate lending datasets are also updated annually and are, therefore, expected to predict more relevant comparisons. In addition, the bank's lending levels were evaluated in relation to those of comparable financial institutions operating in the same general region. Three other banks were identified as similarly situated peers, with asset sizes ranging from $80.5 million to $154.1 million as of March 31, 2017.

To augment this evaluation, two community contact interviews were conducted with members of the local community to ascertain specific credit needs, opportunities, and local market conditions in the bank's assessment area. Information from these interviews also assisted in evaluating the bank's responsiveness to identified community credit needs and community development opportunities. Key details from the community contact interviews are included in the *Description of Assessment Area* section.

Additionally, the bank requested that its performance in making qualified investments and providing services be reviewed. The results of the analysis are discussed in the "Community Development Investments and Services" section.

DESCRIPTION OF INSTITUTION

Central Bank of Moberly is a full-service retail bank offering both consumer and commercial loan and deposit products. The bank is wholly owned by Central Bancompany, Inc., a 13-bank holding company headquartered in Jefferson City, Missouri. The bank's branch network consists of three offices (including the main office), all of which have cash-dispensing automated teller machines (ATMs) on site. In addition to being a full-service facility, the main office has drive-up accessibility. The two branches also have drive-up accessibility, but are limited service because there are no loan officers at these locations. Since the previous examination, a stand-alone ATM located at the Moberly Truck Plaza was removed at the request of new ownership. Based on this branch network and other service delivery systems, such as full-service online banking capabilities, the bank is well positioned to deliver financial services to its entire assessment area.

For this review period, no legal impediments or financial constraints were identified that would have hindered the bank from serving the credit needs of its customers, and the bank appeared capable of meeting assessment area credit needs based on its available resources and financial products. As of March 31, 2017, the bank reported total assets of $174.6 million. As of the same date, loans and leases outstanding were $99.0 million (56.7 percent of total assets), and deposits totaled $147.5 million. The bank's loan portfolio composition by credit category is displayed in the following table.

Distribution of Total Loans as of March 31, 2017		
Credit Category	**Amount ($000s)**	**Percentage of Total Loans**
Construction and Development	$9,156	9.2%
Commercial Real Estate	$24,504	24.7%
Multifamily Residential	$1,471	1.5%
1–4 Family Residential	$8,714	8.8%
Farmland	$8,906	9.0%
Farm Loans	$5,696	5.8%
Commercial and Industrial	$14,475	14.6%
Loans to Individuals	$21,942	22.2%
Total Other Loans	$4,153	4.2%
TOTAL	**$98,997**	**100%**

As indicated in the table above, a significant portion of the bank's lending resources is directed to loans to individuals, commercial real estate, and commercial and industrial loans. Loans for agricultural purposes (such as farmland or farm loans) also represent a significant portion of the bank's total lending volume.

The bank received a Satisfactory rating at its previous CRA evaluation conducted on May 20, 2013, by this Reserve Bank.

DESCRIPTION OF ASSESSMENT AREA

General Demographics

The bank's assessment area, which has a population of 28,159, is located in north-central nonmetropolitan statistical area (nonMSA) Missouri and comprises the entirety of Randolph County (six census tracts) and one census tract to the east located in the contiguous Monroe County. The bank is headquartered in the city of Moberly, Missouri, in Randolph County. Moberly is approximately 150 miles northwest of St. Louis, Missouri.

According to the Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report data as of June 30, 2016, there are 15 FDIC-insured depository institutions in the assessment area that operate 19 offices. Central Bank of Moberly (operating three, or 15.8 percent, offices in the assessment area) ranked first in terms of deposit market share, with 21.0 percent of the total assessment area deposit dollars.

Commercial lending products represent a credit need in the assessment area, along with the need for a standard blend of consumer loan products. Other particular credit needs in the assessment area, noted primarily from community contacts, include loans for agricultural purposes (to purchase farmland, equipment, or livestock) and loans to startup businesses. However, the community contacts noted that the needs of the community are primarily being met.

Income and Wealth Demographics

The following table summarizes the distribution of assessment area census tracts by income level and the family population in those tracts.

Assessment Area Demographics by Geography Income Level						
Dataset	**Low-**	**Moderate-**	**Middle-**	**Upper-**	**Unknown**	**TOTAL**
Census Tracts	0	2	4	1	0	**7**
	0.0%	28.6%	57.1%	14.3%	0.0%	**100%**
Family Population	0	2,064	4,019	897	0	**6,980**
	0.0%	29.6%	57.6%	12.9%	0.0%	**100%**

As shown above, the assessment area contains no low-income census tracts and two moderate-income census tracts (28.6 percent of assessment area tracts), which account for 29.6 percent of the family population in the assessment area. The moderate-income tracts are situated in the north and east portions of the city of Moberly. A majority of the assessment area family population (57.6 percent) lives in middle-income tracts.

Based on 2010 U.S. Census data, the median family income for the assessment area was $44,975. At the same time, the median family income for nonMSA Missouri was $45,746. More recently, the FFIEC estimates the 2015 median family income for the nonMSA portion of Missouri to be $49,700. The following table displays population percentages of assessment area families by income level compared to the nonMSA Missouri family population as a whole.

Family Population by Income Level						
Dataset	**Low-**	**Moderate-**	**Middle-**	**Upper-**	**Unknown**	**TOTAL**
Assessment Area	1,426	1,276	1,645	2,633	0	**6,980**
	20.4%	18.3%	23.6%	37.7%	0.0%	**100%**
NonMSA Missouri	81,159	76,628	90,297	164,554	0	**412,638**
	19.7%	18.6%	21.9%	39.9%	0.0%	**100%**

As shown in the table above, 38.7 percent of families in the assessment area were considered LMI, which is in line with the LMI family percentages of 38.3 percent in nonMSA Missouri. The percentage of families living below the poverty threshold in the assessment area, 13.2 percent, is also in line with the 12.4 percent family poverty level in nonMSA Missouri. Considering these factors, the assessment area appears similar in affluence to the nonMSA Missouri as a whole.

Housing Demographics

Based on housing values, income levels, and rental costs, housing in the assessment area appears to be more affordable than nonMSA Missouri. The median housing value for the assessment area is $80,933, which is below nonMSA Missouri ($94,539). Further, the assessment area housing affordability ratio of 45.9 percent is well above the nonMSA Missouri figure of 38.0 percent. Conversely, median gross rent for the assessment area is $553 per month, which is higher than the $532 per month for nonMSA Missouri. Even so, homeownership in the assessment area is more attainable when considering housing values and average income. As such, housing appears to be within reach of the LMI population in the assessment area as compared to the nonMSA as a whole.

Industry and Employment Demographics

The assessment area supports a diverse business community, led by its manufacturing, health care, and retail sectors. County business patterns indicate that there are 9,201 paid employees in the assessment area. By percentage of employees, the three largest job categories in the assessment area are manufacturing (17.5 percent), followed by health care and social assistance (16.5 percent) and retail trade (16.2 percent). The table below details unemployment data from the U.S. Department of Labor, Bureau of Labor Statistics (not seasonally adjusted) for the assessment area compared to the state of Missouri as a whole.

Unemployment Levels for the Assessment Area		
Time Period (Annual Average)	**Assessment Area**	**Missouri**
2014	6.9%	6.2%
2015	5.8%	5.0%
2016	5.1%	4.5%

As shown in the preceding table, unemployment levels for the assessment area and the state of Missouri have shown a decreasing trend. Additionally, unemployment levels in the assessment area have consistently been higher than the unemployment levels in the state of Missouri.

Community Contact Information

Information from two community contacts was used to help shape the performance context in which the bank's activities in this assessment area were evaluated. Of these interviews, one was with an individual specializing in economic development, and the other was with an individual knowledgeable about the agricultural credit needs and trends in and around Randolph County. The community contacts described the area's economy as very good or on par with the rest of the region. The contact specializing in economic development described the need for funding startups in the community. The contact with agricultural expertise described the need for available credit to young individuals looking to enter the farming market as a community need. Notably, both contacts stated that, while the area had credit needs, those needs are primarily being met by area financial institutions. Both contacts also described banking competition as high, and one suggested there is a surplus of banks in the market.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

Loan-to-Deposit (LTD) Ratio

One indication of the bank's overall level of lending activity is its LTD ratio. The chart below displays the bank's average LTD ratio compared to that of regional peers. The average LTD ratio represents a 16-quarter average, dating back to the bank's last CRA evaluation.

LTD Ratio Analysis			
Name	**Headquarters**	**Asset Size ($000s) as of 3/31/17**	**Average LTD Ratio**
Central Bank of Moberly	Moberly, Missouri	$174,572	62.0%
Regional Banks	Madison, Missouri	$154,100	85.9%
	Moberly, Missouri	$102,162	68.9%
	Brunswick, Missouri	$80,495	90.5%

Based on data from the previous table, the bank's level of lending is below that of other banks in the region. During the review period, the LTD ratio experienced a generally increasing trend with a 16-quarter average of 62.0 percent. Notably, the bank's LTD ratio during the prior examination period was 53.5 percent. The bank's average LTD ratio over the previous four quarters was 67.9 percent. In comparison, the average LTD ratios for the regional peers were higher and had a generally stable trend. Given the positive trend in the bank's LTD ratio toward the LTD levels of market competitors, the bank's average LTD ratio is considered reasonable.

Assessment Area Concentration

For the loan activity reviewed as part of this evaluation, the following table displays the number and dollar volume of loans inside and outside the bank's assessment area.

Lending Inside and Outside of Assessment Area January 1, 2015 through December 31, 2015						
Loan Type	**Inside Assessment Area**		**Outside Assessment Area**		**TOTAL**	
Small Business	144	83.7%	28	16.3%	**172**	**100%**
	$8,869	85.5%	$1,499	14.5%	**$10,368**	**100%**
Small Farm	99	66.0%	51	34.0%	**150**	**100%**
	$5,969	71.9%	$2,336	28.1%	**$8,305**	**100%**
Consumer	75	46.9%	85	53.1%	**160**	**100%**
	$1,033	37.5%	$1,723	62.5%	**$2,756**	**100%**
TOTAL LOANS	**318**	**66.0%**	**164**	**34.0%**	**482**	**100%**
	$15,871	**74.1%**	**$5,558**	**25.9%**	**$21,429**	**100%**

A majority of loans and other lending-related activities were made in the bank's assessment area. As shown above, 66.0 percent of the total loans were made inside the assessment area, accounting for 74.1 percent of the dollar volume of total loans. However, the majority of the bank's consumer loans were originated outside of its assessment area. This is largely due to the indirect lending portfolio, which includes multiple dealers outside the assessment area and accounts for a large portion of the bank's consumer loans. Even so, when considering the bank's lending in all products reviewed, the majority of its loans are originated in the delineated assessment area.

Geographic Distribution of Loans

As noted previously, the assessment area includes no low- and two moderate-income census tracts, representing 28.6 percent of all assessment area census tracts. Overall, the bank's geographic distribution of loans in this assessment area reflects reasonable penetration throughout these moderate-income census tracts, based on the loan products reviewed. As previously stated, performance in each of the three categories carried equal significance in the bank's ratings.

The following table displays 2015 small business loan activity by geography income level compared to the location of businesses throughout the bank's assessment area and 2015 small business aggregate data.

Distribution of Loans Inside Assessment Area by Geography Income Level
January 1, 2015 through December 31, 2015

	Geography Income Level										TOTAL	
	Low-		Moderate-		Middle-		Upper-		Unknown			
Small Business Loans	0	0.0%	87	60.4%	48	33.3%	9	6.3%	0	0.0%	**144**	**100%**
Business Institutions	0.0%		44.0%		46.4%		9.7%		0.0%		**100%**	
2015 Small Business Aggregate	0.0%		50.5%		42.3%		6.3%		1.0%		**100%**	

The bank's level of lending in moderate-income census tracts (60.4 percent) is above the estimated percentage of businesses operating inside these census tracts (44.0 percent) and 2015 aggregate lending levels in moderate-income census tracts (50.5 percent). Therefore, the bank's performance in moderate-income census tracts is considered excellent.

The following table displays 2015 small farm loan activity by geography income level compared to the location of farms throughout the bank's assessment area and 2015 small farm aggregate data.

Distribution of Loans Inside Assessment Area by Geography Income Level January 1, 2015 through December 31, 2015												
	Geography Income Level										**TOTAL**	
	Low-		**Moderate-**		**Middle-**		**Upper-**		**Unknown**			
Small Farm Loans	0	0.0%	2	2.0%	97	98.0%	0	0.0%	0	0.0%	**99**	**100%**
Agricultural Institutions	0.0%		4.3%		93.0%		2.7%		0.0%		**100%**	
2015 Small Farm Aggregate	0.0%		1.9%		97.2%		0.9%		0.0%		**100%**	

The bank's level of lending in moderate-income census tracts (2.0 percent) is below the estimated percentage of farms operating inside these census tracts (4.3 percent) but slightly above 2015 aggregate lending levels in moderate-income census tracts (1.9 percent). As indicated previously, the two moderate-income tracts are located in the city of Moberly and contain very few agricultural institutions (8 of 185 small farms in the assessment area). Therefore, despite the limited number of small farm loans in moderate-income tracts, the bank's performance is reasonable.

Distribution of Loans Inside Assessment Area by Geography Income Level January 1, 2015 through December 31, 2015												
	Geography Income Level										**TOTAL**	
	Low-		**Moderate-**		**Middle-**		**Upper-**		**Unknown**			
Consumer Motor Vehicle Loans	0	0.0%	27	36.0%	41	54.7%	7	9.3%	0	0.0%	**75**	**100%**
Household Population	0.0%		35.1%		52.9%		12.0%		0.0%		**100%**	

The bank's level of lending in moderate-income census tracts (36.0 percent) is above the household population in moderate-income census tracts (35.1 percent). Therefore, the bank's performance in moderate-income census tracts is excellent, as it exceeds the sole comparator.

Overall, based on reviews of all three loan categories, the distribution of the bank's loans by geography income level reflects excellent penetration throughout the assessment area.

Loan Distribution by Borrower's Profile

Overall, the bank's loan distribution by borrower's profile is reasonable, based on performance from the three loan categories reviewed. All three categories reflected reasonable distribution.

Small business loans were reviewed to determine the bank's lending levels to businesses of different sizes. The following table shows the distribution of 2015 small business loans by loan amount and business revenue compared to Dun & Bradstreet and aggregate data.

Distribution of Loans Inside Assessment Area by Business Revenue January 1, 2015 through December 31, 2015								
Gross Revenue	**Loan Amounts in $000s**						**TOTAL**	
	≤$100		**>$100 and ≤$250**		**>$250 and ≤$1,000**			
$1 Million or Less	110	76.4%	3	2.1%	3	2.1%	**116**	**80.6%**
Greater than $1 Million/Unknown	15	10.4%	7	4.9%	6	4.2%	**28**	**19.4%**
TOTAL	**125**	**86.8%**	**10**	**6.9%**	**9**	**6.3%**	**144**	**100%**
Dun & Bradstreet Businesses ≤ $1MM							**91.5%**	
2015 CRA Aggregate Data							**56.3%**	

The bank's level of lending to small businesses is reasonable. The bank originated the majority of its small business loans (80.6 percent) to businesses with revenues of $1 million or less. In comparison, assessment area demographics estimate that 91.5 percent of businesses in the assessment area had annual revenues of $1 million or less, and the 2015 aggregate lending level to small businesses is 56.3 percent. Additionally, the vast majority of the bank's small business lending (110 of 116 loans, or 94.8 percent) was for amounts of less than $100,000. This shows the bank's commitment to meet the credit needs of small businesses.

Small farm loans were also reviewed to determine the bank's lending levels to farms of different sizes in the assessment area. The following table shows the distribution of 2015 small farm loans by loan amount and farm revenue compared to Dun & Bradstreet and aggregate data.

Distribution of Loans Inside Assessment Area by Farm Revenue January 1, 2015 through December 31, 2015								
Gross Revenue	**Loan Amounts in $000s**						**TOTAL**	
	≤$100		**>$100 and ≤$250**		**>$250 and ≤$1,000**			
$1 Million or Less	76	76.8%	12	12.1%	0	0.0%	**88**	**88.9%**
Greater than $1 Million/Unknown	6	6.1%	2	2.0%	3	3.0%	**11**	**11.1%**
TOTAL	**82**	**82.8%**	**14**	**14.1%**	**3**	**3.0%**	**99**	**100%**
Dun & Bradstreet Farms ≤ $1MM							**99.5%**	
2015 CRA Aggregate Data							**74.2%**	

The bank's level of lending to small farms is reasonable. The bank originated the majority of its small farm loans (88.9 percent) to farms with revenues of $1 million or less. In comparison, assessment area demographics estimate that 99.5 percent of farms in the assessment area had annual revenues of $1 million or less, and the 2015 aggregate lending level to small farms is 74.2 percent. Additionally, the vast majority of the bank's small farm lending (76 of 88 loans, or 86.4 percent) was for amounts of less than $100,000. This shows the bank's commitment to meet the credit needs of small farms.

As with the previous loan categories, consumer motor vehicle loans were reviewed to determine the bank's lending levels to LMI borrowers in the assessment area. The following table shows the distribution of consumer motor vehicle loans by income level compared to the household population percentages for that income category in the assessment area.

Distribution of Loans Inside Assessment Area by Borrower Income January 1, 2015 through December 31, 2015												
	Borrower Income Level										TOTAL	
	Low-		Moderate-		Middle-		Upper-		Unknown			
Consumer Motor Vehicle Loans	12	16.0%	10	13.3%	25	33.3%	28	37.3%	0	0.0%	**75**	**100%**
Household Population	21.2%		17.6%		20.3%		40.9%		0.0%		**100%**	

The bank's percentage of lending to low-income borrowers (16.0 percent) is below the low-income population (21.2 percent) in the assessment area. The bank's level of lending to moderate-income borrowers (13.3 percent) is also below the moderate-income household population figure (17.6 percent). However, the bank's performance is considered reasonable in each income category, as household population represents the total population of households in each category and does not take into account factors such as creditworthiness, poverty levels, and unemployment. As such, the bank's overall distribution of consumer motor vehicle loans by borrower's profile is reasonable.

Overall, based on reviews of all three loan categories, the distribution of the bank's loans by borrower income is reasonable.

Responses to Complaints

No CRA-related complaints were filed against the bank during this review period (May 21, 2013 to July 17, 2017).

Community Development Investments and Services

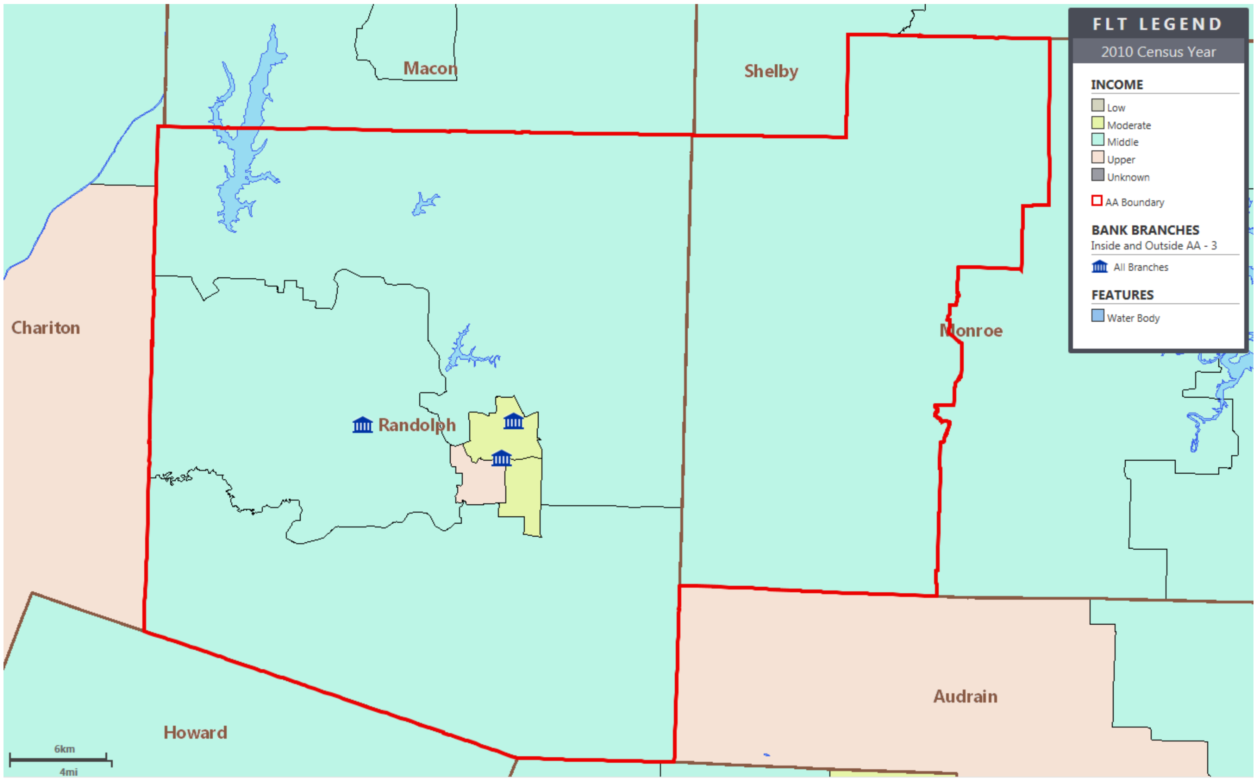
As part of this CRA performance evaluation, Central Bank of Moberly's management requested that the bank's qualifying investments, donations, and retail banking services be reviewed to determine if such activity could boost the bank's overall CRA rating. Although the review revealed qualified investments of $2,090,000 and donations of $75,271 that benefited the bank's assessment area, the bank's investments and donations were not of significant enough volume or dollar amount to enhance the institutional rating.

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Based on findings from the Consumer Affairs examination, including a fair lending analysis performed under Regulation B – Equal Credit Opportunity and the Fair Housing Act requirements, conducted concurrently with this CRA evaluation, no evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs was identified.

ASSESSMENT AREA DETAIL

Central Bank of Moberly
NonMSA Missouri



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.

Assessment area: One or more of the geographic areas delineated by the bank and used by the regulatory agency to assess an institution's record of CRA performance.

Census tract: A small subdivision of metropolitan and nonmetropolitan 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 on 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 contact: Interviews conducted as part of the CRA examination to gather information that might assist examiners in understanding the bank's community, available opportunities for helping to meet local credit and community development needs, and perceptions on the performance of financial institutions in helping meet local credit needs. Communications and information gathered can help to provide a context to assist in the evaluation of an institution's CRA performance.

Community development: An activity associated with one of the following five descriptions: (1) affordable housing (including multifamily rental housing) for low- and moderate-income (LMI) individuals; (2) community services targeted to LMI individuals; (3) 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; (4) activities that revitalize or stabilize LMI geographies, designated disaster areas, or distressed or underserved nonmetropolitan middle-income geographies; or (5) Neighborhood Stabilization Program (NSP) eligible activities in areas with HUD-approved NSP plans, which are conducted within two years after the date when NSP program funds are required to be spent and benefit low-, moderate-, and middle-income individuals and 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, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Demographics: The statistical characteristics of human populations (such as age, race, sex, income, etc.) used especially to identify markets.

Distressed nonmetropolitan middle-income geography: A middle-income, nonmetropolitan geography will be designated as distressed if it is in a county that meets one or more of the following triggers: (1) an unemployment rate of at least 1.5 times the national average, (2) a poverty rate of 20 percent or more, or (3) a population loss of 10 percent or more between the previous and most recent decennial census or a net migration loss of 5 percent or more over the 5-year period preceding the most recent census.

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 under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., 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 who 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 (e.g., 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 refinancing of home improvement and home purchase loans.

Household: One or more persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Housing affordability ratio: Is calculated by dividing the median household income by the median housing value. It represents the amount of single family, owner-occupied housing that a dollar of income can purchase for the median household in the census tract. Values closer to 100 percent indicate greater affordability.

Limited-scope review: Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., 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.

Median family income: The dollar amount that divides the family income distribution into two equal groups, half having incomes above the median, half having incomes below the median. The median family income is based on all families within the area being analyzed.

Metropolitan area (MA): A metropolitan statistical area (MSA) or a metropolitan division (MD) as defined by the Office of Management and Budget. An 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. An MD is a division of an MSA based on specific criteria including commuting patterns. Only an 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.

Nonmetropolitan statistical area (nonMSA): Not part of a metropolitan area. (See metropolitan area.)

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.

Performance context: The performance context is a broad range of economic, demographic, and institution- and community-specific information that an examiner reviews to understand the context in which an institution's record of performance should be evaluated. The performance context is not a formal or written assessment of community credit needs.

Performance criteria: These are the different criteria against which a bank's performance in helping to meet the credit needs of its assessment area(s) is measured. The criteria relate to lending, investment, retail service, and community development activities performed by a bank. The performance criteria have both quantitative and qualitative aspects. There are different sets of criteria for large banks, intermediate small banks, small banks, wholesale/limited purpose banks, and strategic plan banks.

Performance evaluation (PE): A written evaluation of a financial institution's record of meeting the credit needs of its community, as prepared by the federal financial supervision agency responsible for supervising the institution.

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 businesses/small farms: A small business/farm is considered to be one in which gross annual revenues for the preceding calendar year were $1 million or less.

Small loan(s) to business(es): That is, "small business loans" are included in "loans to small businesses" as defined in the Consolidated Reports 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 secured by either 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): That is, "small farm loans" are included in "loans to small farms" as defined in the instructions for preparation of the Consolidated Reports 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.

Underserved middle-income geography: A middle-income, nonmetropolitan geography will be designated as underserved if it meets criteria for population size, density, and dispersion that indicate the area's population is sufficiently small, thin, and distant from a population center that the tract is likely to have difficulty financing the fixed costs of meeting essential community needs.

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.