



PUBLIC DISCLOSURE

December 7, 2020

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

**Town & Country Bank
RSSD# 738255**

**423 Grand Avenue
Ravenna, Nebraska 68869**

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

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.

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INSTITUTION'S COMMUNITY REINVESTMENT ACT RATING

Town & Country Bank (the bank) is rated Satisfactory. This rating is based on the following conclusions with respect to the performance criteria:

- The bank's average net loan-to-deposit ratio (NLTD) is 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.
- A reasonable distribution and dispersion of loans occurs throughout the bank's AA.
- Lending reflects a reasonable penetration among individuals of different income levels, including low- and moderate-income, and farms of different sizes.
- Neither the bank nor the Federal Reserve Bank of Kansas City received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.

SCOPE OF EXAMINATION

The Federal Financial Institutions Examination Council's *Interagency Examination Procedures for Small Institutions* were utilized 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 demographics, economic characteristics, and credit needs. Lending performance was assessed within the bank's South Central Nebraska AA. The following data was reviewed:

- The bank's 16-quarter average NLTD ratio, and
- Statistical samples of 86 motor vehicle-secured loans were selected from a universe of 149 loans and 135 small farm loans were selected from a universe of 402 loans originated between January 1, 2019 and December 31, 2019.

Small farm loans were given greater weight in the evaluation due to the bank's focus on agricultural lending.

DESCRIPTION OF INSTITUTION

The bank is a community bank headquartered in Ravenna, Nebraska. The bank's characteristics include:

- The bank is a wholly owned subsidiary of Platte Valley Cattle Company, Grand Island, Nebraska.
- The bank has total assets of \$173.2 million as of June 30, 2020.
- In addition to its main office in Ravenna, Nebraska, the bank operates three branches located in Litchfield, Pleasanton, and Kearney, Nebraska.

- The bank operates four cash-only automated teller machines, one located at each bank location, with the exception of the Litchfield location, which is one street block away from the Litchfield Branch.
- The bank’s primary business focus is agricultural lending.

TABLE 1 COMPOSITION OF LOAN PORTFOLIO AS OF JUNE 30, 2020		
Loan Type	\$(000)	%
Agricultural	89,158	79.7
Commercial	15,300	13.7
Residential Real Estate	3,911	3.5
Consumer	2,367	2.1
Other	1,098	1.0
Gross Loans	111,834	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 October 17, 2016 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 South Central Nebraska AA is comprised of Sherman and Buffalo Counties in their entirety (see Appendix A for an AA map).

- The South Central Nebraska AA consists of two moderate-, six middle-, and four upper-income census tracts. Although the total numbers of census tracts remains the same, at the prior evaluation the AA consisted of one moderate-, seven middle-, and four upper-income census tracts.
- The AA’s two moderate-income census tracts are located in the Kearney community in Buffalo County.
- As of the June 30, 2020 Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report, the bank ranked 4th of 19 FDIC-insured depository institutions with 32 branch offices in the South Central Nebraska AA, with an 8.2 percent deposit market share.
- Two community contacts recently conducted as part of the public evaluations of other financial institutions were reviewed to ascertain the credit needs of the communities, the responsiveness of area banks in meeting those credit needs, and the local economic conditions within the AA. The two contacts included an individual affiliated with an economic development organization and an individual affiliated with a community service organization.

**TABLE 2
POPULATION CHANGE**

Area	2010 Population	2015 Population	Percent Change
Buffalo County, NE	46,102	47,958	4.0
Sherman County, NE	3,152	3,107	(1.4)
State of Nebraska	1,826,341	1,869,365	2.4

Source: 2010 U.S. Census Bureau Decennial Census
2011-2015 U.S. Census Bureau: American Community Survey

- Buffalo County accounted for 93.9 percent of the AA’s population in 2015, with the largest community of Kearney, Nebraska located in the county.
- The two moderate-income census tracts are less populous, with 8,097 residents in 2015. This is in part due to the location of the University of Nebraska-Kearney in one of the moderate-income census tracts along with the makeup of the other moderate-income census tract, which primarily consists of an industrial area and farmland.
- In 2015 and 2020, 3,374 and 6,225 students, respectively, were enrolled for on-campus learning at the University of Nebraska-Kearney.

**TABLE 3
MEDIAN FAMILY INCOME CHANGE**

Area	2010 Median Family Income	2015 Median Family Income	Percent Change
Buffalo County, NE	60,646	71,377	17.7
Sherman County, NE	48,065	59,222	23.2
State of Nebraska	61,888	67,225	8.6

Source: 2006-2010 U.S. Census Bureau: American Community Survey
2011-2015 U.S. Census Bureau: American Community Survey

- In 2015, Buffalo County was comprised of 14.4 percent low- and 15.5 percent moderate-income families, with 7.4 percent of families below the poverty level. Sherman County was comprised of 22.9 percent low- and 16.1 percent moderate-income families, with 10.5 percent of families below the poverty level.
- The 2017 Census of Agriculture indicates that farm income in Buffalo County was \$31,993 and \$40,008 in Sherman County. The major crop item produced in Buffalo County is corn, while the top livestock is cattle and calves. Similarly, the major crops in Sherman County consist of corn and soybeans, and cattle and calves as the top livestock.
- A member from the community stated that local employers have been reluctant to increase wages, which would help to attract potential employees to the area.

**TABLE 4
HOUSING COSTS CHANGE**

Area	Median Housing Value		Percent Change	Median Gross Rent		Percent Change
	2010	2015		2010	2015	
Buffalo County, NE	128,600	151,300	17.7	619	722	16.6
Sherman County, NE	53,200	86,600	62.8	469	520	10.9
State of Nebraska	123,900	133,200	7.5	648	726	12.0

Source: 2006-2010 U.S. Census Bureau: American Community Survey
2011-2015 U.S. Census Bureau: American Community Survey

- The AA’s affordability ratio¹ of 35.9 percent indicates that housing in the AA is less affordable than the overall state of Nebraska, which has an affordability ratio of 39.8 percent.
- A member of the community stated the area is currently facing a lack of affordable housing, with an average starter home priced at \$200,000-\$245,000.

**TABLE 5
UNEMPLOYMENT RATES**

Region	2015	2016	2017	2018	2019
Buffalo County, NE	2.5	2.6	2.4	2.4	2.6
Sherman County, NE	2.9	3.3	2.8	2.7	3.2
State of Nebraska	3.0	3.2	2.9	2.9	3.0

Source: Bureau of Labor Statistics: Local Area Unemployment Statistics

- Major industries in the AA include manufacturing, education, healthcare, agricultural/industrial and retail.
- Approximately 2,000 acres of land in Kearney, Nebraska and Buffalo County are zoned for manufacturing or industrial uses. About 350 acres are located on land controlled by the Kearney Airport Authority. The city of Kearney has secured ownership of over 116 acres that will be dedicated to economic development projects specific to high-tech industries.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

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, and area where they are located within the AA or in adjacent counties. While the bank’s NLTD ratio is not within the range of comparable banks, it is reasonable. Context supporting the reasonable rating includes elevated bank deposits and several agricultural and commercial loan

¹ The housing affordability ratio is calculated by dividing the median household income by the median housing value. A lower ratio indicates that housing is generally less affordable.

pay downs due to the Payroll Protection Program loan forgiveness and Economic Impact Payments to eligible individuals and organizations in 2020. Additionally, at 82.1 percent, the bank’s NLTD ratio demonstrates a willingness to meet the credit needs of the community it serves.

TABLE 6 COMPARATIVE NLTD RATIOS			
Institution	Location	Asset Size (\$000s)	NLTD Ratio (%)
			16-Quarter Average
Town & Country Bank	Ravenna, NE	173,182	82.1
Minden Exchange Bank & Trust Company	Minden, NE	155,776	83.0
Adams County Bank	Kenesaw, NE	196,693	95.2
Custer Federal State Bank	Broken Bow, NE	114,882	95.0
Pathway Bank	Cairo, NE	196,295	100.4

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the AA. A majority of the bank’s loans, by number and dollar, are originated inside the AA.

TABLE 7 LENDING INSIDE AND OUTSIDE THE AA								
Loan Type	Inside				Outside			
	#	\$(000)	#%	\$%	#	\$(000)	#%	\$%
Motor Vehicle Secured Loans	66	577	76.7	69.3	20	256	23.3	30.7
Small Farm Loans	104	11,353	77.0	70.1	31	4,833	23.0	29.9
Total Loans	170	11,931	76.9	70.1	51	5,089	23.1	29.9

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

The remainder of the evaluation considers only loans extended within the bank’s delineated AA.

Geographic Distribution of Loans

This performance criterion evaluates the bank’s distribution of lending within its AA by income level of census tracts. The bank’s geographic distribution of loans reflects reasonable distribution among the different census tracts within the AA.

Small Farm Lending

The geographic distribution of small farm lending is reasonable. Although the bank did not originate any small farm loans in the moderate-income census tracts, only 1.8 percent of farms in the AA are located within these tracts, representing limited lending opportunity. When reviewing agriculture loan dispersion in the AA, lending gaps noted in moderate-income census tracts located in Buffalo County were considered acceptable given the presence of the University of Nebraska-Kearney and industrial land.

**TABLE 8
DISTRIBUTION OF 2019 SMALL FARM LENDING
BY INCOME LEVEL OF GEOGRAPHY**

Census Tract Income Level	Bank Loans				% of Farms
	#	\$(000)	#%	\$%	
Low	0	0	0.0	0.0	0.0
Moderate	0	0	0.0	0.0	1.8
Middle	101	10,696	97.1	94.2	72.6
Upper	3	657	2.9	5.8	25.6
Unknown	0	0	0.0	0.0	0.0
Not Reported	0	0	0.0	0.0	0.0

Source: 2019 FFIEC Census Data
2019 Dun & Bradstreet Data
2011-2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 100.0 due to rounding.

Motor Vehicle-Secured Lending

The geographic distribution of motor vehicle-secured lending is reasonable. Although the bank did not originate any motor vehicle-secured loans in the moderate-income census tracts and some lending gaps were noted when reviewing the dispersion of loans, only 12.9 percent of households in the AA are located within these tracts. In addition, there are obstacles to lending in these two moderate-income census tracts, including the presence of the University of Nebraska-Kearney, which is attended by college students who are more likely to not have established credit or the need for a motor vehicle loan. Given this additional performance context, the bank’s performance is considered reasonable.

**TABLE 9
DISTRIBUTION OF 2019 MOTOR VEHICLE-SECURED LENDING
BY INCOME LEVEL OF GEOGRAPHY**

Census Tract Income Level	Bank Loans				% of Households
	#	\$(000)	#%	\$%	
Low	0	0	0.0	0.0	0.0
Moderate	0	0	0.0	0.0	12.9
Middle	59	528	89.4	91.5	49.0
Upper	7	49	10.6	8.5	38.1
Unknown	0	0	0.0	0.0	0.0
Not Reported	0	0	0.0	0.0	0.0

Source: 2019 FFIEC Census Data
2011-2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 100.0 due to rounding.

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

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

Small Farm Lending

The borrower distribution of small farm lending is reasonable. The bank's lending to farms with revenues of \$1 million or less, at 79.8 percent by number, is below the percentage of farms in that category, at 97.1 percent. However, while demographic data indicates that 97.1 percent of farms in the AA are small farms, aggregate lending to small farms, at 57.4 percent by number volume, is reflective of a somewhat lower credit demand. While institutions included in the aggregate lending data are not a direct comparison, as the bank is not a CRA reporter, the aggregate lending levels provide insight into the overall demand for small farm lending in the AA. Furthermore, loans to farms with revenues exceeding \$1 million are generally for higher dollar amounts than loans to farms with revenues under \$1 million, and, accordingly, make up a larger percentage of the bank's overall lending by dollar volume, which helps explain why the bank's lending by dollar volume falls below the demographic figure.

**TABLE 10
DISTRIBUTION OF 2019 SMALL FARM LENDING
BY REVENUE SIZE OF FARMS**

	Bank Loans				Total Farms
	#	\$(000)	#%	\$%	%
By Revenue					
\$1 Million or Less	83	7,782	79.8	68.5	97.1
Over \$1 Million	12	2,592	11.5	22.8	2.6
Not Known	9	980	8.7	8.6	0.3
Total	104	11,354	100.0	100.0	100.0
By Loan Size					
\$100,000 or less	69	2,857	66.3	25.2	
\$100,001 – \$250,000	20	3,402	19.2	30.0	
\$250,001 – \$500,000	15	5,095	14.4	44.9	
Total	104	11,354	100.0	100.0	
By Loan Size and Revenue \$1 Million or Less					
\$100,000 or less	58	2,140	69.9	27.5	
\$100,001 – \$250,000	16	2,687	19.3	34.5	
\$250,001 – \$500,000	9	2,955	10.8	38.0	
Total	83	7,782	100.0	100.0	
<i>Source: 2019 FFIEC Census Data 2019 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey</i>					
<i>NOTE: Percentages may not add up to 100.0 due to rounding.</i>					

Motor Vehicle-Secured Lending

The borrower distribution of motor vehicle-secured lending is excellent. Lending to low-income borrowers, at 31.8 percent by number, exceeded the percentage of low-income households, at 21.3 percent. Lending to moderate-income borrowers, at 30.3 percent, also exceeded the demographic figure, at 15.7 percent.

**TABLE 11
DISTRIBUTION OF 2019 MOTOR VEHICLE-SECURED LENDING
BY BORROWER INCOME LEVEL**

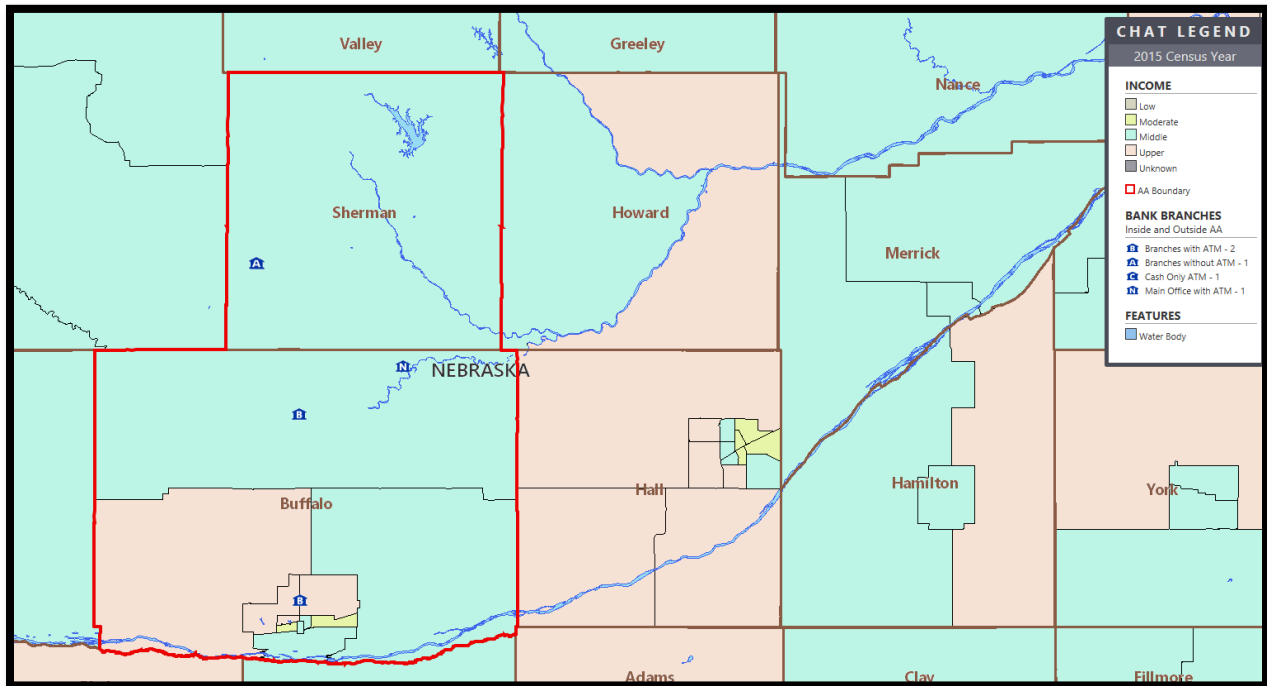
Borrower Income Level	Bank Loans				% of Households
	#	\$(000)	#%	\$%	
Low	21	172	31.8	29.9	21.3
Moderate	20	157	30.3	27.2	15.7
Middle	15	172	22.7	29.8	17.5
Upper	10	76	15.2	13.1	45.5
Unknown	0	0	0.0	0.0	0.0

*Source: 2019 FFIEC Census Data
2011-2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 100.0 due to rounding.*

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

An evaluation of the bank’s fair lending activities was conducted during the examination to determine compliance with the substantive provisions of antidiscrimination laws and regulations, including the Equal Credit Opportunity Act and the Fair Housing Act. No evidence of discriminatory or 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 SOUTH CENTRAL NEBRASKA 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	1,869	15.0
Moderate	2	16.7	1,230	9.9	269	21.9	1,930	15.5
Middle	6	50.0	6,069	48.8	514	8.5	2,768	22.3
Upper	4	33.3	5,141	41.3	167	3.2	5,873	47.2
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	12	100.0	12,440	100.0	950	7.6	12,440	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	2,800	1,049	8.3	37.5	1,495	53.4	256	9.1
Middle	10,906	6,419	50.6	58.9	3,247	29.8	1,240	11.4
Upper	7,762	5,221	41.1	67.3	2,298	29.6	243	3.1
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	21,468	12,689	100.0	59.1	7,040	32.8	1,739	8.1
	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	167	6.4	136	5.9	29	11.4	2	5.0
Middle	1,517	58.2	1,330	57.5	159	62.6	28	70.0
Upper	924	35.4	848	36.6	66	26.0	10	25.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2,608	100.0	2,314	100.0	254	100.0	40	100.0
Percentage of Total Businesses:				88.7		9.7		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	7	1.8	7	1.9	0	0.0	0	0.0
Middle	278	72.6	269	72.3	8	80.0	1	100.0
Upper	98	25.6	96	25.8	2	20.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	383	100.0	372	100.0	10	100.0	1	100.0
Percentage of Total Farms:				97.1		2.6		0.3
<p>Source: 2019 FFIEC Census Data 2019 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey</p> <p>NOTE: Percentages may not add up to 100.0 due to rounding.</p>								

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 million 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, 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 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 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) 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.