

MERCER SAVINGS BANK

Community Reinvestment Act Statement

Revised 01/20/2026

The boundaries of our community coincide with the boundaries of Mercer and Darke counties in Ohio and Adams and Jay counties in Indiana. Our main office is located in Celina, Ohio, the county seat of Mercer County. We have a branch in Greenville, the county seat of Darke County. Most commercial activity is conducted in these communities. Mercer County, in addition to Celina, consists principally of several small farming communities. Mercer Savings Bank has an office in Fort Recovery which is located in the southwestern part of Mercer County. In Indiana, Mercer Savings Bank has an office in Berne and a mobile unit that operates in Geneva and Decatur. Decatur is the county seat of Adams County.

Mercer Savings Bank was chartered in 1888 by residents of Mercer County to serve the needs of this expanding community. Ever since, the institution has strived to expand the availability of credit services to the communities in which its offices are located and also to the surrounding communities.

Mercer Savings Bank will make only those loans that would be legal loans as defined by applicable federal and state regulations, which, in general, includes loans secured by real estate as first or second mortgage collateral. Specifically, this would include loans on the following types of property:

1. Single family residential
2. 2-4 family dwelling units
3. Multi-family five or more dwelling units
4. Commercial/Business properties
5. Residential farm (home)
6. Land loans (farm or building lots)
7. Construction loans

This institution will also make certificate of deposit loans, home improvement loans, home equity lines of credit and consumer installment loans with or without collateral. All of these loan types are normally available but the Bank may be out of certain markets at times.

The availability and the terms and conditions of credit in a specific instance are always decided on a case-by-case basis, after the creditworthiness of the borrower and the collateral have been carefully evaluated.

If you have not already done so, you may obtain a copy of our loan underwriting standards from one of our loan officers. Also, at Mercer Savings Bank, you always have a right to file a written loan application.

Community Reinvestment Act Notice

The Federal Community Reinvestment Act (CRA) requires the regulators to evaluate our performance in helping to meet the credit needs of this community, and to take this evaluation into account when deciding on certain applications submitted by us. In March 2020, the FDIC reported on a Community Reinvestment Act Performance Evaluation for Mercer Savings Bank and, based on their findings, rate Mercer Savings Bank "Satisfactory" in meeting community credit needs. Your involvement is encouraged.

You may send signed, written comments about our CRA Statement on our performance in helping to meet community credit needs to:

Regional Director
Division of Supervision & Consumer Protection (DSC)
FDIC
300 S. Riverside Plaza
Suite 1700
Chicago, IL 60606

Your letter, together with any response by us, may be made public.

You may look at a file of all signed, written comments received by us within the past two years, any responses we have made to the comments, and all CRA Statements in effect during the past two years at our offices located at:

217 W. Market St. Celina, OH 45822	120 N. Wayne St. Ft. Recovery, OH 45846
125 E. Main St. Greenville, OH 45331	1100 Irmischer Blvd. Celina, OH 45822
1205 US Hwy 27 N Berne, IN 46711	

The mobile unit locations:

4351 E. 1000 South Geneva, IN 46740	2009 E. 200 North Decatur, IN 46733
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You may ask to look at any comments received by the FDIC.

You may request from the FDIC an announcement of applications covered by the CRA filed with the FDIC.

General Comments

Mercer Savings Bank engages in social media, website, newspaper and radio advertising to reinforce its corporate identity and to seek growth in deposit and loan customers. Advertising is done to attract savings customers and loan customers specifically home loans, consumer loans, home equity lines of credit, home improvement loans and home equity loans. Mercer Savings Bank also uses advertising to announce special accounts and promotion such as interest-bearing checking accounts, individual

retirement accounts, Christmas club accounts, direct deposit of government and payroll checks, and ATM cards.

In 2022 , Mercer Savings Bank worked with the following loans which should benefit our CRA rating. These loans are not the only loans granted with CRA in mind but are an example of Mercer Savings Bank's community involvement.

<u>Project Name</u>	<u>Description</u>
Choosing Life Pregnancy Resource Center	Promotes the well-being and spiritual health of men, women and families in pregnancy situations.
Welcome Home Program	Provide down payment grants for qualifying customers.

In our lobby, fair housing posters are prominently displayed, and copies of our written underwriting standards are made available to all inquirers.

All comments received by Mercer Savings Bank relating to its lending program will be given careful consideration and will be responded to promptly. Comments warranting further action will be brought to the attention of the board of directors.

Mercer Savings Bank Offices

Main Office

1100 Irmischer Boulevard
Celina, Ohio 45822
419-586-5158

Census Tract: 9675.00
Mercer County
ATM

Branches

217 West Market Street
Celina, Ohio 45822
419-586-5158

Census Tract: 9676.00
Mercer County
ATM

120 North Wayne Street
Fort Recovery, Ohio 45846
419-375-4149

Census Tract: 9680.00
Mercer County
ATM

125 East Main Street
Greenville, Ohio 45331
937-548-9049

Census Tract: 5551.02
Darke County
ATM

1205 US Hwy 27 North (Opened October 2025)
Berne, Indiana 46711
260-525-9001

Census Tract: 0306.00
Adams County
ATM

2009 E. 200 North (Opened October 2025)
Decatur, Indiana 46733
260-525-9001

Census Tract: 0304.00
Adams County
ATM

4351 E. 1000 South (Opened October 2025)
Geneva, Indiana 46740
260-525-9001

Census Tract: 0307.00
Adams County
ATM

CRA Census Tracts

Mercer County, Ohio: 9672, 9673, 9674, 9675, 9676, 9677, 9678, 9679, 9680

Darke County, Ohio: 5001, 5101, 5201, 5301, 5401, 5501, 5550, 5551.01, 5551.02, 5601, 5701.01, 5701.02

Adams County, Indiana: 301, 302, 303, 304, 305, 306, 307

Jay County, Indiana: 9627, 9628, 9629, 9630, 9631, 9632, 9633,

Celina-Irmscher Boulevard Office, Timothy L Bigham, Office Manager

1100 Irmscher Boulevard

Celina, Ohio 45822

Phone: 419.586.5158

Fax: 419.584.0010

Lobby Hours:

Mon – Wed: 9:00 AM – 5:00 PM

Thurs: 9:00 AM – 12:00 PM

Fri: 9:00 AM – 5:00 PM

Sat: 9:00 AM – 12:00 PM

Drive Up Hours:

Mon – Fri: 8:30 AM – 5:00 PM

Sat: 8:30 AM – 12:00 PM

ATM Location:

Drive-up ATM

Accel Network, Cirrus Network, & Plus National Network

Celina-Market St Office, Lydia Miller, Office Manager

217 West Market Street

Celina, Ohio 45822

Phone: 419.586.5159

Fax: 419.586.6227

Lobby Hours:

Mon – Wed: 9:00 AM – 5:00 PM

Thurs: 9:00 AM – 12:00 PM

Fri: 9:00 AM – 5:00 PM

Sat: 9:00 AM – 12:00 PM

Drive Up Hours:

Mon – Fri: 8:30 AM – 5:00 PM

Sat: 8:30 AM – 12:00 PM

ATM Location:

Drive-up ATM

Accel Network, Cirrus Network, & Plus National Network

Ft Recovery Office, Janelle D. Braun, Office Manager

120 North Wayne Street

Ft. Recovery, Ohio 45846

Phone: 419.375.4149

Fax: 419.375.4152

Lobby Hours:

Mon – Wed: 8:30 AM – 5:00 PM

Thurs: 8:30 AM – 12:00 PM

Fri: 8:30 AM – 5:00 PM

Sat: 8:30 AM – 12:00 PM

Drive Up Hours:

Mon – Fri: 8:30 AM – 5:00 PM

Sat: 8:30 AM – 12:00 PM

ATM Location:

Drive-up ATM

Accel Network, Cirrus Network, & Plus National Network

Greenville Office, Timothy L Bigham, Office Manager

**125 E Main St.
Greenville, Ohio 45331
Phone: 937.548.9049
Fax: 937.548.7023**

Lobby Hours:

Mon – Wed: 9:00 AM – 5:00 PM
Thurs: 9:00 AM – 12:00 PM
Fri: 9:00 AM – 5:00 PM
Sat: 9:00 AM – 12:00 PM

Drive Up Hours:

Mon – Fri: 8:30 AM – 5:00 PM
Sat: 8:30 AM – 12:00 PM

ATM Locations:

Drive-up ATM
Accel Network, Cirrus Network, & Plus National Network

Berne Office, Jazmen Hindenlang, Office Manager

**1205 US Hwy 27 N
Berne, Indiana 46711
Phone: 260.525.9001
Fax: 260.849.4043**

Lobby Hours:

Mon – Thurs: 8:00 AM – 5:00 PM
Fri: 8:00 AM – 6:00 PM
Sat: 8:00 AM – 12:00 PM

Drive Up Hours:

Mon – Thurs: 8:00 AM – 5:00 PM
Fri – 8:00 AM – 6:00 PM
Sat: 8:00 AM – 12:00 PM

ATM Locations:

Drive-up ATM
Accel Network, Cirrus Network, & Plus National Network

MoneyBus, Jazmen Hindenlang, Office Manager

**4351 E. 1000 South
Geneva, Indiana 46740
Phone: 260.525.9001
Fax: 260.849.4043**

Office Hours:

Tues: 9:00 AM – 4:30 PM
Thurs: 9:00 AM – 12:00 PM
Fri: 9:00 AM – 12:00 PM

**2009 E. 200 North
Decatur, Indiana 46733
Phone: 260.525.9001
Fax: 260.849.4043**

Wed: 9:00 AM – 4:30 PM
Thurs: 12:30 PM – 4:30 PM
Fri: 12:30 PM – 4:30 PM

ATM Locations:

Walk-up ATM
Accel Network, Cirrus Network, & Plus National Network

MERCER SAVINGS BANK
Loan-to-Deposit Ratio

March 31, 2024	100.00%
June 30, 2024	110.77%
September 30, 2024	113.10%
December 31, 2024	113.99%
March 31, 2025	108.76%
June 30, 2025	106.95%
September 30, 2025	103.02%
December 31, 2025	100.18%
March 31, 2026	99.79%

MERCER SAVINGS★ BANK

EQUAL HOUSING LENDER

MEMBER FDIC

SERVICES AVAILABLE

Home Loans
Online Mortgage Applications
Home Equity Loans
Home Improvement Loans
Home Equity Lines of Credit
Consumer Loans
Auto Loans
Commercial Real Estate Loans
Commercial Lines of Credit
Commercial Equipment Loans
Farm Loans

Checking Accounts
Mobile Banking
Safe Deposit Boxes
eStatements
Savings Certificates
Individual Retirement Accounts
Simplified Employment Plans
VISA® Debit Card
Internet Banking
Online Bill Payment

Overdraft Privilege
Savings Account Loans
Credit Card Services
Cashier Checks
ATM Machines
Notary Service
Drive-up Teller Stations
MMDA Accounts

Seven Convenient Locations

*ATM Locations

217 W. Market St.*
CELINA, OHIO
419-586-5159

1100 Irmscher Blvd.*
CELINA, OHIO
419-586-5158

120 N. Wayne St.*
FORT RECOVERY, OHIO
419-375-4149

125 E. Main St.*
GREENVILLE, OHIO
937-548-9049

1205 US Hwy 27 N.*
BERNE, IN
260-525-9001

2009 E. 200 N.*
DECATUR, IN
260-525-9001

4351 E. 1000 S.*
GENEVA, IN 46740
260-525-9001

www.mercersavings.com
1-877-672-4543

Officers

Alvin B. Parmiter
President/CEO

Trever Bransteter
Senior Vice President – Lending

Timothy L. Bigham
Senior Vice President –
Operations & Irmscher Blvd.
Branch Manager

Ryan Moorman
Senior Vice President – Indirect
Lending

Sherman Crum
Controller

Janelle Braun
Ft. Recovery Branch Manager

Timothy L. Bigham
Greenville Branch Manager

Emily M. Casebolt
Assistant Vice President

Lydia Miller
Market St Branch Manager

Jazmen Hindenlang
Berne and Money Bus Branch Manager

Directors

Kristin Fee
Tribute Funeral Home

David L. Keiser.....
Littman Thomas Agency

Jose W Faller
Cooper Farms

Michael Boley
Wabash Communications

Alvin B. Parmiter
Mercer savings Bank

FEE SCHEDULE



FEES AND CHARGES. The following fees and charges may be assessed against your account:

Account Balancing Assistance (per hour)	\$20.00
Cashier's Check	\$5.50
Certified Check	\$5.50
Check Printing - Costs Vary	
Close checking or savings account within 90 days of opening	\$30.00
Copy of cancelled check (per check)	\$3.00
Copy of Statement (per statement)	\$5.00
Counter Checks (4)	\$2.50
Court Ordered Withdrawals - court-approved fee	
DDA monthly service fee-below min. balance	\$7.50
Foreign Item Deposit (each)	\$30.00
Inactivity Fee - Accounts \$100 or less and inactive for 6 months (monthly)	\$5.00
Levy/Garnishment Fee	\$50.00
Nonsufficient Funds (NSF) item (per submission)	\$30.00
Overdraft (by check, ATM, etc., per submission)	\$30.00
Overdraft Transfer Fee	\$6.00
Replacement of Bank-Issued Check	\$30.00
Research (min. \$20.00) (per hour)	\$20.00
Savings monthly service fee-below min. balance	\$2.00
Stop Payment (each)	\$30.00
Telephone Transfer - FREE	
Undeliverable Mail charge (after 2nd statement, monthly)	\$5.00
Wire Transfer, Foreign Incoming	\$10.00
Wire Transfer, Foreign Outgoing - costs vary, min.	\$50.00
Wire Transfer, Incoming	\$10.00
Wire Transfer, Outgoing	\$25.00
ATM Withdrawals at Non-Mercer Savings Banks ATMs - FREE (other bank services charges may apply)	
Debit Card Replacement Fee (first 1 free)	\$10.00
Safe Deposit Box Annual Rent 3x5 (sales tax will be added)	\$20.00
Safe Deposit Box Annual Rent 3x10 (sales tax will be added)	\$35.00
Safe Deposit Box Annual Rent 5x10 (sales tax will be added)	\$60.00
Safe Deposit Box Annual Rent 10x10 (sales tax will be added)	\$110.00
Safe Deposit Box Late Fee	\$10.00
Safe Deposit Box Drill Fee - Costs vary, min.	\$200.00
Safe Deposit Box Replacement Key	\$15.00



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2024 FFIEC Census Report - Summary Census Demographic Information

State: 39 - OHIO (OH)

County: 107 - MERCER COUNTY

Records 1 through 9 of 9

Data Report Links

[Demographic \(PDF\)](#) [Income \(PDF\)](#) [Population \(PDF\)](#) [Housing \(PDF\)](#)

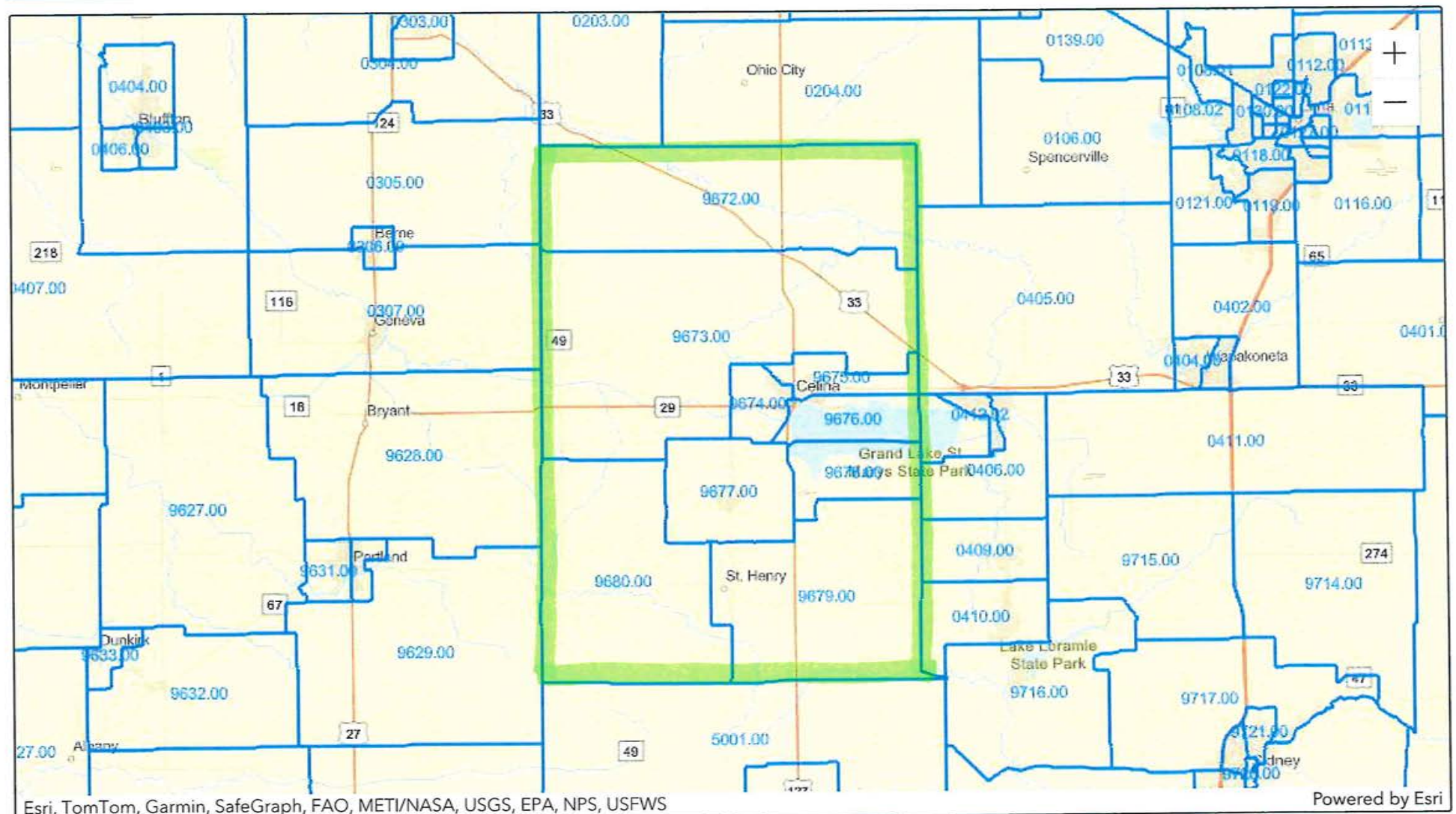
For details on each field, please refer to the [Census Info Sheet](#)

*** Will automatically be included in the 2025 Distressed or Underserved Tract List**

Tract Code	Tract Income Level	Distressed or Under-served Tract	Tract Median Family Income %	2024 FFIEC Est. MSA/MD non-Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4- Family Units
9672.00	Middle	No	99.68	\$81,600	\$81,339	\$65,952	3662	6.83	250	1252	1552
9673.00	Upper	No	127.59	\$81,600	\$104,113	\$84,414	4383	4.06	178	1481	1867
9674.00	Middle	No	92.34	\$81,600	\$75,349	\$61,094	4857	12.72	618	1369	1972
9675.00	Middle	No	105.35	\$81,600	\$85,966	\$69,702	5650	8.87	501	1579	2267
9676.00	Upper	No	126.87	\$81,600	\$103,526	\$83,942	2929	14.75	432	703	1389
9677.00	Upper	No	129.36	\$81,600	\$105,558	\$85,590	6453	5.02	324	1928	2249
9678.00	Middle	No	103.70	\$81,600	\$84,619	\$68,611	2185	3.89	85	805	1638
9679.00	Upper	No	145.65	\$81,600	\$118,850	\$96,364	7333	2.75	202	2024	2518
9680.00	Upper	No	136.46	\$81,600	\$111,351	\$90,288	5076	3.66	186	1606	1865

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2024 FFIEC Census Report - Summary Census Demographic Information

State: 39 - OHIO (OH)

County: 037 - DARKE COUNTY

Records 1 through 14 of 14

Data Report Links

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5001.00	Upper	No	137.59	\$81,600	\$112,273	\$91,034	4057	3.60	146	1179	1474
5101.00	Middle	No	81.80	\$81,600	\$66,749	\$54,125	3954	10.27	406	1004	1612
5201.00	Middle	No	99.76	\$81,600	\$81,404	\$66,005	3440	4.07	140	964	1404
5301.00	Upper	No	130.20	\$81,600	\$106,243	\$86,146	4491	2.76	124	1340	1805
5401.00	Middle	No	96.46	\$81,600	\$78,711	\$63,824	3343	5.35	179	1081	1561
5501.00	Middle	No	110.24	\$81,600	\$89,956	\$72,936	3494	4.98	174	1117	1378
5550.01	Upper	No	121.86	\$81,600	\$99,438	\$80,625	2675	6.39	171	889	1106
5550.02	Middle	No	117.50	\$81,600	\$95,880	\$77,743	3795	7.38	280	1119	1508
5551.01	Middle	No	84.66	\$81,600	\$69,083	\$56,012	3250	7.17	233	794	1825
5551.02	Low	No	48.83	\$81,600	\$39,845	\$32,306	3715	9.31	346	644	1734
5601.01	Middle	No	111.74	\$81,600	\$91,180	\$73,929	3619	4.06	147	1261	1626
5601.02	Middle	No	93.79	\$81,600	\$76,533	\$62,054	3184	5.65	180	1063	1503
5701.01	Middle	No	117.64	\$81,600	\$95,994	\$77,833	2968	4.31	128	907	1249
5701.02	Middle	No	112.10	\$81,600	\$91,474	\$74,167	5896	3.95	233	1621	2386

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2024 FFIEC Census Report - Summary Census Demographic Information

State: 18 - INDIANA (IN)

County: 001 - ADAMS COUNTY

Records 1 through 7 of 7

Data Report Links

[Demographic \(PDF\)](#) [Income \(PDF\)](#) [Population \(PDF\)](#) [Housing \(PDF\)](#)

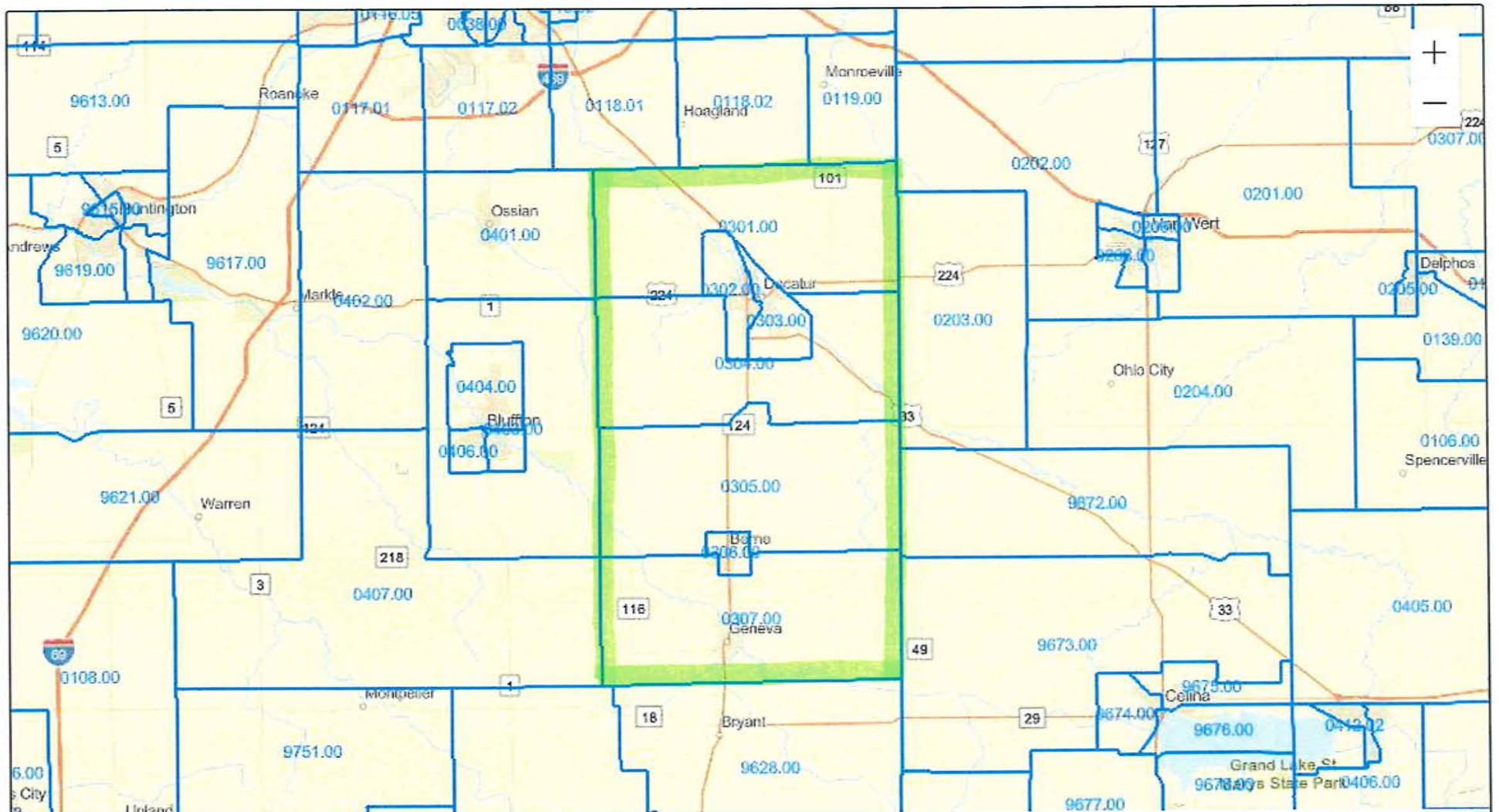
For details on each field, please refer to the [Census Info Sheet](#)

*** Will automatically be included in the 2025 Distressed or Underserved Tract List**

Tract Code	Tract Income Level	Distressed or Under-served Tract	Tract Median Family Income %	2024 FFIEC Est. MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4- Family Units
0301.00	Upper	No	132.39	\$81,800	\$108,295	\$87,500	4589	7.04	323	1591	1912
0302.00	Moderate	No	72.85	\$81,800	\$59,591	\$48,149	5103	13.66	697	1414	1878
0303.00	Middle	No	90.00	\$81,800	\$73,620	\$59,483	5246	13.00	682	1631	2327
0304.00	Upper	No	120.76	\$81,800	\$98,782	\$79,813	3674	5.88	216	1363	1455
0305.00	Middle	No	93.23	\$81,800	\$76,262	\$61,618	6718	2.77	186	1439	1668
0306.00	Middle	No	110.05	\$81,800	\$90,021	\$72,738	3412	10.79	368	836	1022
0307.00	Middle	No	85.21	\$81,800	\$69,702	\$56,319	7067	3.64	257	1465	1766

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2024 FFIEC Census Report - Summary Census Demographic Information

State: 18 - INDIANA (IN)

County: 075 - JAY COUNTY

Tract: ALL TRACTS

Records 1 through 8 of 8

Data Report Links

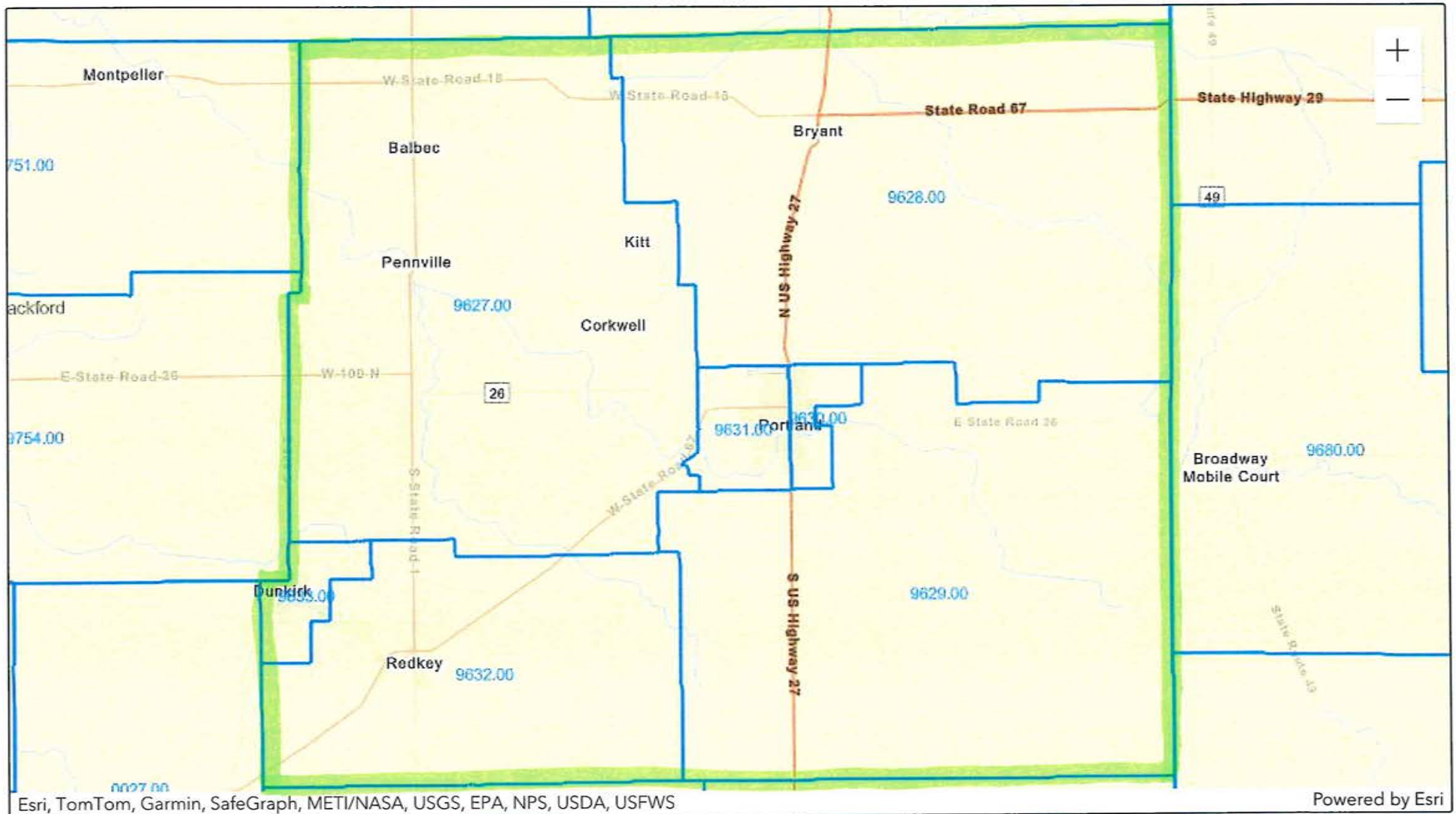
[Demographic \(PDF\)](#) [Income \(PDF\)](#) [Population \(PDF\)](#) [Housing \(PDF\)](#)

For details on each field, please refer to the [Census Info Sheet](#)

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Tract Code	Tract Income Level	Distressed or Under-served Tract	Tract Median Family Income %	2024 FFIEC Est.		2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4- Family Units
				MSA/MD non-Median Family Income	MSA/MD Median Family Income						
9627.00	Middle	No	99.87	\$81,800	\$81,694	\$66,006	3117	3.69	115	1135	1405
9628.00	Middle	No	85.50	\$81,800	\$69,939	\$56,509	3379	4.11	139	921	1337
9629.00	Middle	No	107.11	\$81,800	\$87,616	\$70,795	2812	4.16	117	931	1124
9630.00	Middle	No	84.80	\$81,800	\$69,366	\$56,050	2315	13.52	313	594	991
9631.00	Middle	No	89.83	\$81,800	\$73,481	\$59,375	4306	15.05	648	1125	1655
9632.00	Middle	No	91.03	\$81,800	\$74,463	\$60,167	2284	4.64	106	839	1118
9633.00	Moderate	No	73.24	\$81,800	\$59,910	\$48,409	2265	6.53	148	693	1180
9999.99	Middle	No	92.13	\$81,800	\$75,362	\$60,890	20478	7.74	1586	6238	8810

Jay



● Matched Address:
MSA: || State: || County: || Tract Code:

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

PUBLIC DISCLOSURE

March 30, 2020

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Mercer Savings Bank
Certificate Number: 30084

1100 Irmscher Boulevard
Celina, Ohio 45822

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

300 South Riverside Plaza, Suite 1700
Chicago, Illinois 60606

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

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INSTITUTION RATING

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

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities. Mercer Savings Bank's (MSB) satisfactory performance under the Interagency Small Institution Examination Procedures is summarized below.

- 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 institution's assessment area.
- The geographic distribution of loans reflects reasonable dispersion throughout the assessment area.
- The distribution of borrowers reflects, given the demographics of the assessments area, excellent penetration among individuals of different income levels (including low- and moderate-income) and farms of different sizes.
- The institution did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the Lending Test rating.

DESCRIPTION OF INSTITUTION

Background

MSB is a full-service mutual savings bank located in Celina, Ohio. Celina, Ohio is located approximately 58 miles northwest of Dayton, Ohio, close to the Ohio-Indiana border. MSB received a Satisfactory rating at its previous FDIC Performance Evaluation, dated January 21, 2014, based on Interagency Small Institution CRA Examination Procedures.

Operations

The bank operates from its main office located at 1100 Irmscher Boulevard in Celina, Ohio. The main office is located in an upper-income tract in Mercer County. In addition to the main office, the bank has three full-service branches located in Fort Recovery (upper-income tract in Mercer County), Greenville (moderate-income tract in Darke County), and Celina, Ohio (middle-income tract in Mercer County). The bank offers a variety of deposit services, including personal and business checking, savings (including both statement and passbook savings), certificates of deposit, money market, and individual retirement accounts. The bank offers credit products including home mortgage, commercial, agricultural, and consumer loans, primarily focusing on home mortgage and agricultural financing. Mortgage loans include 15- and 30-year fixed rate, adjustable rate, construction, and home equity lines of credit options. MSB sells the majority of its fixed rate mortgages on the secondary market to the Cincinnati Federal Home Loan Bank. Alternative

banking services include internet banking, electronic bill-pay, mobile banking, 24-hour telephone banking, remote deposit capture, Pop-Money, debit cards, and drive-up facilities at all offices (including automated teller machines). The bank maintains a website at www.mercersavings.com. The bank did not engage in any merger or acquisition activity since the previous evaluation.

Ability and Capacity

Assets totaled approximately \$134 million as of December 31, 2019, Consolidated Report of Condition; loans totaled \$114 million; and deposits totaled \$106 million. As of the same date, the net loans to total deposits ratio was 106.7 percent, and the net loans to total assets ratio was 85.3 percent. The makeup of MSB's loan portfolio as of December 31, 2019, is shown in the following table.

Loan Portfolio Distribution as of 12/31/2019		
Loan Category	\$(000s)	%
Construction and Land Development	2,283	2.0
Secured by Farmland	23,591	20.7
I-4 Family Residential	81,334	71.2
Multi-family (5 or more) Residential	1,409	1.2
Commercial Real Estate	3,837	3.4
Total Real Estate Loans	112,454	98.5
Commercial and Industrial	1,089	1.0
Agricultural	0	0.0
Consumer	973	0.9
Other	40	0.2
Less: Unearned Income	(382)	(0.3)
Total Loans	114,174	100.0
<i>Source: Reports of Income and Condition</i>		

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

DESCRIPTION OF ASSESSMENT AREA

The CRA requires each financial institution to define one or more assessment areas within which its CRA performance will be evaluated. MSB has designated one assessment area located in Ohio and Indiana Non-Metropolitan Statistical Areas (Non-MSAs). The assessment area consists of whole geographies, does not arbitrarily exclude low- and moderate-income areas, and includes all of the geographies where the bank's offices are located.

The bank has designated one contiguous assessment area that includes 28 census tracts (CT), consisting of all nine CTs in Mercer County, Ohio; all twelve CTs in Darke County, Ohio; three CTs in Adams County, Indiana; and four CTs in Jay County, Indiana. These Indiana-based CTs do not extend significantly beyond the Ohio state line and are in close proximity to MSB's Fort Recovery branch, which is located near the state line in Ohio. All tracts are located in Non-MSA areas. The Ohio Non-MSA assessment area encompasses both Mercer and Darke counties. The Indiana Non-MSA assessment area, which was added since the last evaluation, encompasses

portions of both Adams and Jay counties. Indiana Non-MSA CTs include 305.00, 306.00, and 307.00 in Adams County and 9628.00, 9629.00, 9630.00, and 9631.00 in Jay County. The assessment area was extended to Indiana to expand small farm lending. The following table details the breakdown of counties, CTs, and bank offices for the assessment area.

Description of Assessment Areas			
Assessment Area	Counties in Assessment Area	# of Census Tracts	# of Offices
Ohio Non-MSA	Mercer	9	3
	Darke	12	1
Indiana Non-MSA	Adams	3	0
	Jay	4	0
<i>Source: Bank Records</i>			

Economic and Demographic Data

This assessment area includes 28 CTs. These tracts reflect the following income designations according to the 2015 American Community Survey (ACS):

- 0 low-income tracts,
- 2 moderate-income tracts,
- 19 middle-income tracts, and
- 7 upper-income tracts.

It should be noted that all four counties are vast rural areas. Mercer County has only 6.6 percent of land that is for residential, commercial, or industrial use; Darke County has only 6.5 percent; Adams County has 11.5 percent; and Jay County has 4.9 percent.

The following table illustrates select demographics of the assessment area based on the 2015 ACS data.

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	28	0.0	7.1	67.9	25.0	0.0
Population by Geography	122,088	0.0	6.5	65.1	28.4	0.0
Housing Units by Geography	50,880	0.0	7.4	66.2	26.4	0.0
Owner-Occupied Units by Geography	34,499	0.0	5.0	65.3	29.7	0.0
Occupied Rental Units by Geography	11,885	0.0	14.0	64.0	22.0	0.0
Vacant Units by Geography	4,496	0.0	8.1	78.9	12.9	0.0
Businesses by Geography	6,758	0.0	9.1	61.3	29.6	0.0
Farms by Geography	1,180	0.0	1.1	59.0	39.9	0.0
Family Distribution by Income Level	31,896	17.5	17.7	23.8	41.1	0.0
Household Distribution by Income Level	46,384	21.5	17.0	18.9	42.6	0.0
Median Family Income Non-MSAs - IN		\$55,715	Median Housing Value			\$116,490
Median Family Income Non-MSAs - OH		\$55,785	Median Gross Rent			\$615
			Families Below Poverty Level			8.8%
<i>Source: 2015 ACS Census and 2019 D&B Data</i> <i>Due to rounding, totals may not equal 100.0</i> <i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

Housing units total 50,880, of which 67.8 percent are owner-occupied, 23.4 percent are occupied rental units, and 8.8 percent are vacant units. The Geographic Distribution of Loans criterion compares the home mortgage loans to the distribution of owner-occupied housing units by CT income level.

As of January 2020, the Ohio statewide unemployment rate was 4.1 percent; the Indiana statewide unemployment rate was 3.1 percent; and the national rate was 3.6 percent. The unemployment rates in Mercer and Darke counties in Ohio were 3.3 and 4.9 percent, respectively, for this same timeframe. The unemployment rates in Adams and Jay counties in Indiana were 3.0 and 3.5 percent, respectively, for this same timeframe.

The analysis of the small farm loans in the Borrower's Profile criterion compares the distribution of farms by the gross annual revenues (GARs) to the bank's lending. The 2019 D&B data indicates that 1,180 farms are present in this area. The GARs for those farms are as follows:

- 97.1 percent reported revenues of \$1 million and less.
- 1.5 percent reported revenues over \$1 million.
- 1.4 percent have unknown revenues.

Major industries in the area are services at 32.1 percent; agricultural, forestry, and fishing at 14.9 percent; retail trade at 12.8 percent; non-classifiable establishments at 9.3 percent; construction at

7.8 percent; and finance, insurance, and real estate at 7.5 percent. Major employers in Mercer County include Celina Aluminum Precision Technology, Celina City Schools, Cooper Farms Inc., Crown Equipment Corp., and Fort Recovery Industries Inc. Major employers in Darke County include Brethren Retirement Community, Dick Lavy Trucking, FRAM Group Operations LLC, Greenville City Schools, and Greenville Technology/Moriroku Co. Major employers in Adams County include Thunderbird Products, Smith Brothers of Bern Inc., Swiss Village Inc., Formula Boats, and Red Gold Inc. Major employers in Jay County include FCC Indiana Inc., Jay County Schools, Tyson Mexican Originals, Adagh/Verallia, and IU Health Jay.

Agriculture is a major industry with the total market value of agriculture products sold as follows: Mercer County - \$631,612,000; Darke County - \$516,193,000; Jay County - \$372,596,000; and Adams County - \$283,136,000.¹

Examiners use the Federal Financial Institutions Examination Council (FFIEC) median family income to analyze home mortgage loans under the Borrower Profile criterion. The following table presents the low-, moderate-, middle-, and upper-income categories.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
OH NA Median Family Income (99999)				
2019 (\$61,000)	<\$30,500	\$30,500 to <\$48,800	\$48,800 to <\$73,200	≥\$73,200
IN NA Median Family Income (99999)				
2019 (\$61,200)	<\$30,600	\$30,600 to <\$48,960	\$48,960 to <\$73,440	≥\$73,440
<i>Source FFIEC</i>				

Competition

The assessment area is highly competitive in the market for financial services. According to the FDIC Deposit Market Share data as of June 30, 2019, 19 institutions operated 58 full-service offices within the assessment area. Of these institutions, MSB was ranked eleventh with 3.3 percent deposit market share. The top ten banks make up 84.1 percent of the market share.

The bank is not required to collect or report its home mortgage loan data, and it has not elected to do so. Therefore, the analysis of home mortgage loans under the Lending Test does not include comparisons against aggregate data. However, aggregate home mortgage data is helpful in identifying the level of demand for such loans in the assessment area. In 2018, 196 lenders reported 3,398 residential mortgage loans originated or purchased, reflecting a high level of competition for home mortgage loans among banks, credit unions, and non-depository mortgage lenders. The ten most prominent home mortgage lenders accounted for 44.4 percent of total market share by number.

Additionally, the bank is not required to collect or report its small farm loan data, and it has not elected to do so. Therefore, the analysis of small farm loans under the Lending Test does not include comparisons against aggregate data. However, the aggregate data reflects the level of

¹ 2017 Census of Agriculture

demand for small farm loans and is therefore included here to reflect the competitive environment for agricultural loans. In 2018, 23 lenders reported 450 small farm loans in the assessment area, indicating a high level of competition for this product. The ten most prominent small farm lenders accounted for 88.9 percent of the total market share by number.

Community Contact

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

Examiners contacted a representative of an economic development organization in the assessment area. The contact stated that the area is growing, and construction resources available have trouble keeping up with the demand. Additionally, there are very few vacant residential and commercial properties in the area, and there is demand for residential, commercial construction, and improvement loans. The contact also stated the demand for residential loans is significant across all income designations, especially for home improvement loans, and for small businesses. The contact stated there are tax incentive opportunities for individuals and businesses constructing or improving properties located in areas designated by the Ohio state government for the purpose of revitalization of the existing housing stock and the development of new structures. Overall, the contact indicated that financial institutions have been responsive to the credit and community development needs.

Credit Needs

As stated above, the community contact indicated that small business, affordable housing, and loan products to rehabilitate the aging housing market are needed. These needs are supported by the aforementioned demographics, which demonstrate high concentrations of small businesses and more than a third of the family populations are considered low- or moderate-income. Further, the median average of the available housing stock was built in 1963 and supports the need for rehabilitation loans.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the prior evaluation dated January 21, 2014, to the current evaluation dated March 30, 2020. Examiners used the Interagency Small Institution CRA Examination Procedures to evaluate MSB's CRA performance. Refer to the Appendix for details of the corresponding performance criteria. This evaluation does not include any lending activity performed by affiliates.

Activities Reviewed

Examiners determined that the bank's major product lines are home mortgage and small farm loans. This conclusion considered the bank's business strategy and the number and dollar volume of loans originated during the evaluation period. Please refer to the Glossary for definitions of these loan products. Home mortgage lending received greater weight in this evaluation, as they represent a higher concentration of originations during the evaluation period. Furthermore, no other loan types, such as small business or consumer lending, represent a major product line. Therefore, they

provided no material support for conclusions or ratings and are not presented. The bank is not subject to the data collection requirements of the Home Mortgage Disclosure Act.

Bank records indicated that the lending focus and product mix remained consistent throughout the evaluation period, with the exception of the bank’s growth and emphasis on small farm loans. For the Lending Test, examiners reviewed the number and dollar volume of home mortgage and small farm loans. The bank’s lending performance in 2019 was considered representative of performance throughout the entire evaluation period. As the bank is not required to collect or report home mortgages or small farms, the bank’s performance was evaluated using a sample of loans originated in 2019. The following table details the universes and samples by year for the two products analyzed in this evaluation.

Loan Products Reviewed					
Loan Category	Year	Universe		Reviewed	
		#	\$(000s)	#	\$(000s)
Home Mortgage	2019	110	16,042	47	6,766
Small Farm	2019	54	11,043	36	7,209

Source: Bank Records from 1/1/2019 through 12/31/2019

The 2015 ACS and 2019 D&B demographic data is used in this evaluation as comparative performance context data to assess relative to the bank’s results. While both number and dollar volume of lending are presented in this evaluation, number volume was emphasized, as it is more representative of the low- and moderate-income individuals and small farms served (given that these entities typically demand and qualify for lower loan amounts than their more affluent and larger farm counterparts).

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

MSB demonstrated reasonable performance under the Lending Test.

Loan-to-Deposit Ratio

The LTD ratio is reasonable given the institution’s size, financial condition, and assessment area credit needs. The bank’s LTD ratio, calculated from Call Report data, averaged 86.1 percent over the past 24 calendar quarters from March 31, 2014, to December 31, 2019. The ratio ranged from a high of 106.9 percent on March 31, 2019 to a low of 64.0 percent on March 31, 2014, steadily increasing during the evaluation period primarily due to a 17 percent increase in farm loans. Examiners selected comparable institutions based on their asset size, geographic location, and lending focus. As shown in the following table, MSB maintained a ratio comparable to three similarly situated institutions, ranking below two of these institutions and above one institution.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 12/31/19	Average Net LTD Ratio
	\$(000s)	(%)
Mercer Savings Bank	133,875	86.1
Similarly-Situated Institution #1	268,317	70.4
Similarly-Situated Institution #2	198,527	109.2
Similarly-Situated Institution #3	54,935	109.8

Source: Reports of Condition and Income 3/31/2014 through 12/31/19

Assessment Area Concentration

The bank originated a majority of its home mortgage and small farm loans, by number and dollar amount, within its assessment area. See the following table.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage										
2019	36	76.6	11	23.4	47	4,730	69.9	2,036	30.1	6,766
Small Farm										
2019	32	88.9	4	11.1	36	6,484	89.9	725	10.1	7,209

*Source: Evaluation Period: 1/1/2019 - 12/31/2019 Bank Data
Due to rounding, totals may not equal 100.0*

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the assessment area. The bank's reasonable performance with respect to both home mortgage and small farm supports this conclusion. Given that this assessment area does not contain any low-income CTs, examiners focused on the percentage by number of loans in the moderate-income CTs.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the assessment area. As shown in the following table, lending in the moderate-income CTs was 2.8 percent of the bank’s total lending, which is slightly less than the 5.0 percent owner-occupied housing level. Examiners compared MSB’s performance to that of two similarly situated banks in the area. Both similarly situated banks had very limited lending in the moderate tracts. In 2016 and 2018, these banks originated no loans; and in 2017, they originated one. Given this context data, the bank’s lending in the moderate-income CTs to the owner-occupied housing level illustrates reasonable performance in moderate CTs.

Geographic Distribution of Home Mortgage Loans						
Tract Income Level		% of Owner-Occupied Housing Units	#	%	\$(000s)	%
Moderate						
	2019	5.0	1	2.8	82	1.7
Middle						
	2019	65.4	24	66.7	2,690	56.9
Upper						
	2019	29.7	11	30.6	1,958	41.4
Totals						
	2019	100.0	36	100.0	4,730	100.0
<i>Source: 2015 ACS Census; 1/1/2019 - 12/31/2019 Bank Data</i>						
<i>Due to rounding, totals may not equal 100.0</i>						

Small Farm Loans

None of the sampled small farm loans were originated in moderate-income CTs, as shown in the following table. The moderate-income CTs are located in the city of Greenville, which is in Darke County. D&B demographic information for 2019 showed only 13 farms are located in the moderate-income CTs. In addition, with only 1.1 percent of farms located in the moderate-income tracts, opportunities are minimal. When considering the limited lending opportunities, MSB’s lack of performance is reasonable, but this criterion is given limited weight as a result.

Geographic Distribution of Small Farm Loans					
Tract Income Level	% of Farms	#	%	\$(000s)	%
Moderate					
2019	1.1	0	0.0	0	0.0
Middle					
2019	59.0	32	100.0	6,484	100.0
Upper					
2019	39.9	0	0.0	0	0.0
Totals					
2019	100.0	32	100.0	6,484	100.0
<i>Source: 2019 D&B Data; 1/1/2019 - 12/31/2019 Bank Data; "--" data not available. Due to rounding, totals may not equal 100.0</i>					

Borrower Profile

The distribution of loans to borrowers reflects excellent penetration among individuals of different income levels (including low- and moderate-income) and among farms of different sizes. This conclusion is supported by consistent performance in both product lines reviewed. Examiners focused on the percentage by number of loans to farms with GARs of \$1.0 million or less, as well as low- and moderate-income borrowers.

Home Mortgage Loans

The distribution of home mortgage loans is excellent to individuals of different income levels, including low- and moderate-income borrowers, based upon a comparison to the percentage of families in each income level. As demonstrated in the following table, the bank's lending to low-income borrowers slightly trailed the corresponding low-income family demographic in 2019. However, 8.8 percent of the families had incomes below the poverty level. Due to their limited financial resources, families with incomes below the poverty level have difficulty affording a home; limiting the demand and opportunity for lending to low-income borrowers. Given this limitation, MSB's results are strong.

In 2019, the bank originated 27.8 percent of its loans to moderate-income borrowers, which is well above the 17.7 percent of families in the assessment area. The following table details the bank's mortgage lending by borrower income level in the assessment area.

Distribution of Home Mortgage Loans by Borrower Income Level					
Borrower Income Level	% of Families	#	%	\$(000s)	%
Low					
2019	17.5	6	16.7	468	9.9
Moderate					
2019	17.7	10	27.8	925	19.6
Middle					
2019	23.8	9	25.0	957	20.2
Upper					
2019	41.1	11	30.6	2,378	50.3
Totals					
2019	100.0	36	100.0	4,730	100.0
<i>Source: 2015 ACS Census; 1/1/2019 - 12/31/2019 Bank Data, "--" data not available. Due to rounding, totals may not equal 100.0</i>					

Small Farm Loans

The distribution of small farm loans reflects excellent penetration of loans to farms with GARs of \$1 million or less. The following table shows that the institution made all sampled small farm loans in 2019 to farms with GARs of \$1 million or less, which reflects strong performance given that 97.1 percent of farms in the assessment area have GARs of \$1 million or less. Given the high concentration of small farms present in the market, the bank’s results were assessed relative to three similarly situated banks in the assessment area that maintained an agriculture focus. The conclusion under this criterion is supported by the fact that the bank’s was clearly in the high range of performance among the comparative banks, which demonstrated concentrations of lending to farms with revenue at or below \$1 million that varied from 72 to 100 percent. Lastly, as previously mentioned, small farm lending has become a strategic lending focus for the bank, and those efforts are effective and gaining momentum.

Distribution of Small Farm Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Farms	#	%	\$(000s)	%
<=\$1,000,000					
2019	97.1	32	100.0	6,484	100.0
>\$1,000,000					
2019	1.5	0	0.0	0	0.0
Revenue Not Available					
2019	1.4	0	0.0	0	0.0
Totals					
2019	100.0	32	100.0	6,484	100.0
<i>Source: 2019 D&B Data; 1/1/2019 - 12/31/2019 Bank Data; "--" data not available. Due to rounding, totals may not equal 100.0</i>					

Response to Complaints

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

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Examiners did not identify any evidence of discriminatory or other illegal credit practices inconsistent with meeting community credit needs was identified; therefore, this consideration did not affect the institution's overall CRA rating.

APPENDICES

SMALL BANK PERFORMANCE CRITERIA

Lending Test

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses of different sizes;
- 4) The geographic distribution of the bank's loans; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

GLOSSARY

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

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

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

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

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

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

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

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

FFIEC-Estimated Income Data: The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in

information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

Full-Scope Review: A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower profile, 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 that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

Home Mortgage Loans: Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

