PUBLIC DISCLOSURE

May 4, 2026

COMMUNITY REINVESTMENT ACT
PERFORMANCE EVALUATION

Crowell State Bank
RSSD# 701857

100 East Commerce Street
Crowell, Texas 79227

Federal Reserve Bank of Dallas

2200 North Pearl Street
Dallas, Texas 75201

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

TABLE OF CONTENTS

INSTITUTION'S COMMUNITY REINVESTMENT ACT RATING

The Community Reinvestment Act (CRA) performance of Crowell State Bank (Crowell or the bank) is rated **Satisfactory**. This rating is based on the following conclusions with respect to the performance criteria:

- Crowell's loan-to-deposit ratio (LTD) 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.
- Lending reflects a reasonable distribution among businesses and farms of different sizes.
- Neither the bank nor the Federal Reserve Bank of Dallas received any CRA-related complaints since the previous evaluation.

SCOPE OF EXAMINATION

Examiners utilized the Federal Financial Institutions Examination Council's (FFIEC's) *Interagency Examination Procedures for Small Institutions* to evaluate the bank's CRA performance. The evaluation considered performance context, including the bank's asset size, financial condition, business strategy and market competition, as well as AA credit needs and demographic and economic characteristics. Lending performance was assessed within the bank's only AA. In the evaluation of the bank's distribution of loans to businesses and farms of different revenue sizes, the demographic figure refers to the percentage of businesses and farms in the AA with revenues of $1 million or less for small business and small farm lending, respectively. Examiners reviewed the following data:

- Crowell's 18-quarter average LTD ratio.
- A statistically derived sample of the bank's major loan products originated between January 1, 2025, and December 31, 2025, including:
  - 70 small business loans selected from a universe of 106 loans; and
  - 78 small farm loans selected from a universe of 130 loans.
- Information provided by a community representative to ascertain the AA credit needs, the responsiveness of financial institutions in meeting such needs, and local economic conditions.
- Small farm lending is weighted heavier than small business lending given the bank's business strategy and the AA is primarily agricultural.

DESCRIPTION OF INSTITUTION

Crowell State Bank is a community bank headquartered in Crowell, Texas. The bank's characteristics include the following.

- The bank is a wholly owned subsidiary of Crowell Bancshares, Inc., Crowell, Texas.
- Crowell has total assets of $54.5 million as of December 31, 2025.
- The bank operates a centrally-located single branch, with a cash-only automated teller machine in Crowell, Texas.
- Crowell is the sole financial institution operating in the AA.
- As shown in the table below, Crowell's primary business focus is agricultural and commercial lending, which accounts for 47.5 percent of the bank's loan portfolio (including farmland and agricultural) and 27.9 percent (including nonfarm nonresidential real estate and commercial and industrial loans) of the bank's loan portfolio, respectively.
- During the review period, the bank extended a high number of consumer loans. Although consumer loans represent a smaller portion of the portfolio by dollar amount, this demonstrates Crowell's willingness to extend credit and meet the credit needs of individuals. Given the small portion of the loan portfolio, consumer loans would not significantly impact the overall rating in this evaluation.

Table 1

Composition of Loan Portfolio as of December 31, 2025		
Loan Type	**$(000)**	**%**
Construction and Land Development	0	0.0
Farmland	6,334	22.5
1- to 4-Family Residential Real Estate	3,772	13.4
Multifamily Residential Real Estate	0	0.0
Nonfarm Nonresidential Real Estate	1,926	6.8
Agricultural	7,039	25.0
Commercial and Industrial	5,957	21.1
Consumer	3,003	10.7
Other	159	0.6
Gross Loans	28,190	100.0
Note: Percentages may not total 100.0 percent due to rounding.		

The bank was rated **Satisfactory** under the CRA at its December 6, 2021, performance evaluation. There are no known legal, financial, or other factors impeding Crowell's ability to help meet the credit needs in its communities.

DESCRIPTION OF ASSESSMENT AREA

The bank's Foard County Nonmetropolitan AA consists of the entirety of Foard County. (see Appendix B for additional demographic data).

- There have been no changes to the AA delineation since the previous evaluation.

- According to American Community Survey (ACS), the AA is comprised of one middle-income census tract.
- Foard County is designated as distressed and underserved by the FFIEC due to population loss. The distressed and underserved designation remains unchanged since the previous evaluation.
- According to the Federal Deposit Insurance Corporation (FDIC) Market Share Report as of June 30, 2025, the bank is the only federally insured depository institution operating in the AA and holds $49.2 million in deposits.
- A community leader who works with low-income families in the AA and is familiar with small business and small farm credit needs, as well as the economic conditions of Foard County, was interviewed. The representative stated that the AA is a rural community focused on cattle, wheat, and hay. Additionally, the representative indicated that hunting and fishing contribute to the local economy, which has limited industry activity. Lastly, the representative also noted that the sole grocery store closed within the last year, which highlights the impact of population loss in the AA.

Table 2

Population Change Assessment Area: Foard County Nonmetropolitan			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Foard County Nonmetropolitan	1,197	1,095	-8.5
NonMSA Texas	2,903,260	2,895,576	-0.3
Texas	26,538,614	29,145,505	9.8
Source: 2011-2015 U.S. Census Bureau American Community Survey 2020 U.S. Census Bureau Decennial Census			

- As shown in Table 2, the AA experienced an 8.5 percent population decline between 2015 and 2020 while the population of the state of Texas increased by 9.8 percent. Furthermore, the AA population decline is significantly greater than that of Texas' nonmetropolitan areas.
- According to Data USA[1], the Foard County population decreased an additional 9.5 percent in 2024, shrinking from 2,020 to 991. The community contact stated that the AA population continues to decline primarily due to lack of jobs, medical services, and housing, which cause people to move to other areas.

[1] https://datausa.io/profile/geo/foard-county-tx

Table 3

Median Family Income Change Assessment Area: Foard County Nonmetropolitan			
Area	**2015 Median Family Income**	**2020 Median Family Income**	**Percent Change**
Foard County Nonmetropolitan	58,908	50,250	-14.7
NonMSA Texas	57,219	61,809	8.0
Texas	68,523	76,073	11.0

Source: 2011 – 2015 U.S. Census Bureau: American Community Survey
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Median family incomes have been inflation-adjusted and are expressed in 2020 dollars.

- As shown in Table 3, the median family income (MFI) has decreased 14.7 percent since 2015, while increasing for the state of Texas and its nonmetropolitan areas.
- The community representative indicated that the AA was subject to pipeline and wind turbine development projects prior to 2015. The completion of the projects and loss of higher paying jobs associated with such development projects could explain the decline in the AA's MFI between 2015 and 2020. Additionally, the community contact stated employment opportunities are limited and the ones available pay low wages.
- According to 2020 ACS data, the AA has 337 families, of which approximately 49.9 percent are classified as low- or moderate-income. Additionally, 9.2 percent of the AA families live below the poverty level, which is less than the rate for the state of Texas, at 10.9 percent.
- Employment within the AA is predominantly concentrated in government positions, such as schools and county offices, and the accommodation and food services sector.

Table 4

Housing Cost Burden Assessment Area: Foard County Nonmetropolitan						
	Cost Burden - Renters			**Cost Burden - Owners**		
Area	**Low-Income**	**Moderate-Income**	**All Renters**	**Low-Income**	**Moderate-Income**	**All Owners**
Foard County Nonmetropolitan	73.8	0.0	39.6	60.0	0.0	15.8
NonMSA Texas	66.8	37.8	37.6	50.7	21.2	16.7
Texas	80.2	51.9	44.5	59.6	33.4	19.9

Cost burden is housing cost that equals 30 percent or more of household income.
Source: U.S. Department of Housing and Urban Development (HUD), 2018-2022 Comprehensive Housing Affordability Strategy

- As shown in Table 4, the percentage of AA renters facing housing cost burden is more than double the percentage of AA owners, which indicates homeownership in the AA is more affordable than renting. More low-income AA renters face a significantly greater housing cost burden than renters in nonmetropolitan Texas.

The housing cost burden for all owners is comparable to nonmetropolitan Texas and slightly less than the statewide percentage. While the housing cost burden for low-income homeowners is significantly greater than nonmetropolitan Texas, it is similar to the state of Texas.

- Since the previous evaluation, the median housing value decreased 13.2 percent from $55,926 to $48,548.
- The AA has 829 housing units, with a median age of 61 years. Of these housing units, 320 (38.6 percent) are vacant. Discussions with the community representative revealed that most of these units are either used as hunting cabins or are dilapidated and uninhabitable.
- The community representative stated the town has two apartment complexes, with approximately 20 units each. The apartment buildings are not at capacity due to multiple units needing repair.

Table 5

Unemployment Rates Assessment Area: Foard County Nonmetropolitan					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Foard County Nonmetropolitan	4.6	3.6	3.3	3.3	3.4
NonMSA Texas	7.3	6.0	4.3	4.2	4.3
Texas	7.7	5.6	3.9	4.0	4.1
Source: Bureau of Labor Statistics: Local Area Unemployment Statistics					

- As Table 5 illustrates, unemployment rates in the AA remained consistent from 2021 to 2024 and were below the rates noted statewide and in Texas nonmetropolitan areas.
- The AA unemployment rate has stabilized since the spike experienced in 2020 due to statewide stay-at-home and social distancing mandates in place to contain the COVID-19 pandemic.
- According to the Bureau of Labor Statistics, the largest industries in the AA by number of employees include the government and accommodation and food services.
- The community representative stated the major employers in the area include American Made Cap Company, Crowell Nursing Center, and Rolling Plains Management Corporation, each employing between 30 and 35 people.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

The bank's overall lending test performance is **Satisfactory.** Crowell's 18-quarter average LTD a reasonable effort to lend, and a majority of the loans originated during the review period was extended inside the AA. Moreover, the distribution of loans to businesses and farms of different revenue sizes is reasonable. The geographic distribution carried little weight given the absence of low- and moderate-income tracts.

Loan-to-Deposit Ratio

This performance criterion evaluates the bank's average LTD 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, product mix, and rural markets served. The bank's average LTD ratio, at 55.6 percent, is reasonable given low loan demand in the AA due declining population coupled with increased deposits due to wind farm royalty payments. Moreover, Crowell's average LTD ratio is within the range of average LTD ratios of the similarly situated banks, which ranged from 37.7 percent to 84.4 percent, and compares favorably to its closest geographical competitor whose asset size is six times larger.

Table 6

Comparative LTD Ratios July 1, 2021 to December 31, 2025			
Institution	**Location**	**Asset Size $(000)**	**LTD Ratio (%) 18-Quarter Average**
Crowell State Bank	**Crowell, Texas**	**54,503**	**55.6**
Similarly Situated Institutions			
Waggoner National Bank	Vernon, Texas	343,198	60.5
First State Bank	Paint Rock, Texas	173,690	37.7
First Capital Bank	Quanah, Texas	116,310	84.4

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the AA. The bank originated a majority of loans by number inside the AA and majority by dollar outside the AA. By number, 50.0 percent of Crowell's small business loans and 55.1 percent of the small farm loans were extended inside the AA during the review period. Given that the AA has a limited number of businesses and farms (60 businesses and ten farms), it is reasonable for the bank to extend credit outside of its AA. Of the loans originated outside of the AA, 74.6 percent were extended in the contiguous counties of Baylor, Hardeman, Knox, and Wilbarger. Hardeman and Knox counties are classified as distressed, and Knox County is also underserved. With the AA and contiguous counties being in a remote rural area of Texas and facing economic and social challenges, the bank's lending in neighboring counties is not viewed unfavorably. Furthermore, the community representative stated the bank is willing to extend credit to qualified applicants, which is evidenced by a significant volume of consumer loans extended even if it is not its strategic focus. Overall, the bank's efforts reflect favorably on its responsiveness to the credit needs of the AA.

Table 7

Lending Inside and Outside the Assessment Area								
Loan Type	Inside				Outside			
	#	%	$(000)	%	#	%	$(000)	%
Small Business	35	50.0	1,561	39.4	35	50.0	2,402	60.6
Small Farm	43	55.1	2,618	51.5	35	44.9	2,466	48.5
Total Loans	**78**	**52.7**	**4,180**	**46.2**	**70**	**47.3**	**4,868**	**53.8**

Geographic Distribution of Loans

This performance criterion evaluates the bank's distribution of lending within its AA by income level of census tracts with consideration given to the dispersion of loans throughout the AA. Given that the bank's AA is comprised of a single middle-income census tract, meaningful analysis of the geographic distribution of loans among census tracts of different income levels could not be conducted. Tables 8 and 9 represent the bank's geographic distribution of small business and small farm lending; however, the geographic distribution analysis did not contribute to the bank's overall CRA rating.

Small Business Lending

Table 8

Distribution of 2025 Small Business Lending By Income Level of Geography Assessment Area: Foard County Nonmetropolitan					
Geographic Income Level	Bank Loans				Total Businesses %
	#	#%	$(000)	$%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	0.0
Middle	35	100.0	1,561	100.0	100.0
Upper	0	0.0	0	0.0	0.0
Unknown	0	0.0	0	0.0	0.0
Total	35	100.0	1,561	100.0	100.0

Source: 2025 FFIEC Census Data
2025 Dun & Bradstreet Data
2016 - 2020 U.S. Census Bureau: American Community Survey

Small Farm Lending

Table 9

Distribution of 2025 Small Farm Lending By Income Level of Geography Assessment Area: Foard County Nonmetropolitan					
Geographic Income Level	Bank Loans				Total Farms %
	#	#%	$(000)	$%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	0.0
Middle	43	100.0	2,618	100.0	100.0
Upper	0	0.0	0	0.0	0.0
Unknown	0	0.0	0	0.0	0.0
Total	43	100.0	2,618	100.0	100.0

Source: 2025 FFIEC Census Data
2025 Dun & Bradstreet Data
2016 - 2020 U.S. Census Bureau: American Community Survey

Borrower Distribution of Loans

This performance criterion evaluates the bank's lending to businesses and farms of different sizes. The bank's lending has a reasonable distribution among businesses and farms of different sizes. Given that the bank's business strategy centers on agricultural lending and the rural nature of the AA, small farm lending was weighted more heavily when assessing the bank's performance.

Small Business Lending

The borrower distribution of small business lending is excellent. The distribution of small business lending to businesses with annual revenues of one million dollars or less was above the demographic figure. Despite being a small bank, Crowell originated 91.4 percent of its small business loans to businesses with revenues of less than $1 million, exceeding the percentage of small businesses in the AA, at 85.0 percent. Another way to gauge the bank's small business lending performance is to review the data by loan size, as small businesses typically require smaller-dollar credit. Crowell originated 90.6 percent of its small business loans in amounts of $100,000 or less, which most likely benefitted very small businesses. As the only bank in the AA, local businesses rely on Crowell to meet their credit needs. The community representative indicated that the bank is very engaged in the community and willing to originate loans, reflecting favorably on Crowell's efforts to meet the credit needs of small businesses. The bank's performance demonstrates a strong commitment to understanding and meeting small business needs in the AA.

Table 10

Distribution of 2025 Small Business Lending By Revenue Size of Businesses Assessment Area: Foard County Nonmetropolitan					
	Bank Loans				**Total Businesses %**
	#	**#%**	**$(000)**	**$%**	
By Revenue					
$1 Million or Less	32	91.4	1,026	65.7	85.0
Over $1 Million	3	8.6	535	34.3	8.3
Revenue Unknown	0	0.0	0	0.0	6.7
Total	35	100.0	1,561	100.0	100.0
By Loan Size					
$100,000 or Less	30	85.7	634	40.6	
$100,001 - $250,000	4	11.4	602	38.6	
$250,001 - $1 Million	1	2.9	325	20.8	
Total	35	100.0	1,561	100.0	
By Loan Size and Revenues $1 Million or Less					
$100,000 or Less	29	90.6	535	52.1	
$100,001 - $250,000	3	9.4	492	47.9	
$250,001 - $1 Million	0	0.0	0	0.0	
Total	32	100.0	1,027	100.0	

Source: 2025 FFIEC Census Data
2025 Dun & Bradstreet Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Small Farm Lending

The borrower distribution of small farm lending is reasonable. While Crowell's distribution of small farm lending to farms with annual revenues of $1 million dollars or less, at 95.3 percent, is below the demographic figure, at 100.0 percent, not all small farms may be in need of credit. Another way to gauge the bank's small farm lending performance is to review the data by loan size, as small farms typically require smaller-dollar credit. Crowell originated 35, or 82.9 percent of its small farm loans in amounts of $100,000 or less, which demonstrates the bank's willingness to meet the credit needs of small farms in the AA. Although Crowell is the only financial institution in the AA, the community representative noted that United States Department of Agriculture and Capital Farm Credit also provide financing to small farms in the AA. Therefore, the bank's small farm lending performance reflects favorably to Crowell meeting the credit needs of the AA.

Table 11

Distribution of 2025 Small Farm Lending By Revenue Size of Farms Assessment Area: Foard County Nonmetropolitan					
	Bank Loans				Total Farms %
	#	#%	$(000)	$%	
By Revenue					
$1 Million or Less	41	95.3	2,151	82.2	100.0
Over $1 Million	2	4.7	467	17.8	0.0
Revenue Unknown	0	0.0	0	0.0	0.0
Total	43	100.0	2,618	100.0	100.0
By Loan Size					
$100,000 or Less	35	81.4	888	33.9	
$100,001 - $250,000	6	14.0	1,015	38.8	
$250,001 - $500,000	2	4.7	715	27.3	
Total	43	100.0	2,618	100.0	
By Loan Size and Revenues $1 Million or Less					
$100,000 or Less	34	82.9	811	37.7	
$100,001 - $250,000	6	14.6	1,015	47.2	
$250,001 - $500,000	1	2.4	325	15.1	
Total	41	100.0	2,151	100.0	

Source: 2025 FFIEC Census Data
2025 Dun & Bradstreet Data
2016 - 2020 U.S. Census Bureau: American Community Survey

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

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

APPENDIX A –DEMOGRAPHIC INFORMATION

2025 Foard County Nonmetropolitan 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	134	39.8
Moderate	0	0.0	0	0.0	0	0.0	34	10.1
Middle	1	100.0	337	100.0	31	9.2	66	19.6
Upper	0	0.0	0	0.0	0	0.0	103	30.6
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**1**	**100.0**	**337**	**100.0**	**31**	**9.2**	**337**	**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	0	0	0.0	0.0	0	0.0	0	0.0
Middle	829	420	100.0	50.7	89	10.7	320	38.6
Upper	0	0	0.0	0.0	0	0.0	0	0.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**829**	**420**	**100.0**	**50.7**	**89**	**10.7**	**320**	**38.6**
	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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	60	100.0	51	100.0	5	100.0	4	100.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**60**	**100.0**	**51**	**100.0**	**5**	**100.0**	**4**	**100.0**
Percentage of Total Businesses:				**85.0**		**8.3**		**6.7**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	10	100.0	10	100.0	0	0.0	0	0.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**10**	**100.0**	**10**	**100.0**	**0**	**0.0**	**0**	**0.0**
Percentage of Total Farms:				**100.0**		**0.0**		**0.0**

Source: 2025 FFIEC Census Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

APPENDIX B – 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, other secured consumer loans, and other unsecured consumer loans.

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

Full-scope review: Performance 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 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 an 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 geography.

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

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

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

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

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

Rated area: A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area. For these institutions, no state ratings will be received unless the bank also maintains deposit facilities outside of the multistate metropolitan area. CRA activity is captured in either a state rating or a multistate metropolitan area rating, but not both.

Small loan(s) to business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) instructions. These loans have original amounts of $1 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 Consolidated Reports of Condition and Income (Call Report) instructions. These loans have original amounts of $500,000 or less and are either secured by farmland or are classified as loans to finance agricultural production and other loans to farmers.

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