



PUBLIC DISCLOSURE

06/23/2025

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Wahoo State Bank
RSSD# 662350

164 East 5th Street
Wahoo, Nebraska 68066

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

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.

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INSTITUTION'S COMMUNITY REINVESTMENT ACT RATING

Wahoo State Bank (the bank) is rated **Satisfactory**. This rating is based on the following conclusions with respect to the performance criteria:

- The bank's net loan-to-deposit (NLTD) ratio 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.
- An evaluation of the distribution of loans among geographies of different income levels was not conducted since the AA was comprised entirely of middle-income census tracts.
- Lending reflects a reasonable distribution among individuals of different income levels, including low- and moderate-income (LMI), and businesses of different sizes.
- Neither the bank nor the Federal Reserve Bank of Kansas City (Reserve Bank) received any Community Reinvestment Act (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 CRA performance context, including the bank's asset size, financial condition, business strategy, and market competition, as well as AA demographic and economic characteristics, and credit needs. In addition, available aggregate data for the most recent three years (2021, 2022, and 2023) was referenced for additional perspective to gauge credit demand within the bank's AA. Lending performance was assessed within the bank's only AA. Examiners reviewed the following data:

- The bank's 16-quarter average NLTD ratio;
- A universe of 69 home mortgage loans originated between January 1, 2023 and December 31, 2024; and
- A statistical sample of 46 small business loans selected from a universe of 59 loans originated between January 1, 2024 and December 31, 2024.

More weight was placed on residential real estate lending rather than small business lending due to the volume of originations and composition of the bank's loan portfolio.

DESCRIPTION OF INSTITUTION

Wahoo State Bank is a community bank headquartered in Wahoo, Nebraska. The bank's characteristics include:

- The bank is a wholly owned subsidiary of Hohl Financial, Inc., Wahoo, Nebraska.
- The bank has total assets of \$116.4 million as of December 31, 2024.
- In addition to its main office in Wahoo, Nebraska, the bank operates one additional drive-up branch also located in Wahoo, Nebraska.
- The bank operates one cash-only automated teller machines (ATMs) at its drive-up facility in Wahoo, Nebraska. Additionally, one stand-alone cash-dispensing only ATM closed on December 20, 2022.
- As shown in the table below, the bank's primary business focus is residential real estate lending.

Table 1

Composition of Loan Portfolio as of December 31, 2024		
Loan Type	\$(000)	%
Construction and Land Development	5,260	6.1
Farmland	13,034	15.1
1-4 Family Residential Real Estate	52,049	60.1
Multifamily Residential Real Estate	405	0.5
Non-Farm Non-Residential Real Estate	5,452	6.3
Agricultural	2,927	3.4
Commercial and Industrial	3,310	3.8
Consumer	3,720	4.3
Other	378	0.4
Gross Loans	86,535	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 April 26, 2021 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 Omaha Council-Bluffs Metropolitan AA consists of Saunders County in its entirety, which is a portion of the Omaha-Council Bluffs, Nebraska-Iowa Metropolitan Statistical Area (Omaha, NE-IA MSA) (see Appendix A for an AA map and Appendix B for additional demographic data).

- The AA remains unchanged from the prior evaluation and is comprised of five middle-income census tracts.
- As of the June 30, 2024, Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report, the bank had a deposit market share of 11.0 percent, which ranked 3rd out of 14 FDIC-insured depository institutions.
- To further augment the CRA evaluation, two community contacts recently conducted as part of the public evaluations of other financial institutions within the same AA were referenced 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 contacts included individuals affiliated with affordable housing and economic development in the AA.

Table 2

Population Change Assessment Area: Omaha-Council Bluffs Metropolitan			
Area	2015 Population	2020 Population	Percent Change
Omaha-Council Bluffs Metropolitan	20,913	22,278	6.5
Omaha, NE-IA MSA	895,919	967,604	8.0
Nebraska	1,869,365	1,961,504	4.9
Source: 2020 U.S. Census Bureau: Decennial Census 2011-2015 U.S. Census Bureau: American Community Survey			

- The city of Wahoo is the county seat and largest city in Saunders County, with a current population of 5,091 as of 2025.
- The AA's 2020 population of 22,278 is 2.3 percent of the total Omaha, NE-IA MSA population.

Table 3

Median Family Income Change Assessment Area: Omaha-Council Bluffs Metropolitan			
Area	2015 Median Family Income	2020 Median Family Income	Percent Change
Omaha-Council Bluffs Metropolitan	79,875	86,836	8.7
Omaha, NE-IA MSA	80,449	87,733	9.1
Nebraska	73,448	80,125	9.1
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.			

- The AA population consists of 3.3 percent of families living below the poverty level, which is below the Omaha, NE-IA MSA and state of Nebraska at 6.1 percent and 6.6 percent, respectively.

Table 4

Housing Cost Burden Assessment Area: Omaha-Council Bluffs Metropolitan						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Omaha-Council Bluffs Metropolitan	56.7	6.6	23.7	60.6	32.7	16.1
Omaha, NE-IA MSA	76.0	32.1	39.7	64.5	34.0	16.7
Nebraska	73.1	27.0	37.0	61.7	28.6	16.1
Cost Burden is housing cost that equals 30 percent or more of household income. Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

- According to Data USA, the 2023 median property value in the Omaha, NE-IA MSA was \$248,100 compared to the AA's median property value of \$241,100.

Table 5

Unemployment Rates Assessment Area: Omaha-Council Bluffs Metropolitan					
Area	2019	2020	2021	2022	2023
Omaha-Council Bluffs Metropolitan	2.8	3.7	2.3	1.9	1.9
Omaha, NE-IA MSA	3.1	4.8	3.0	2.4	2.5
Nebraska	3.1	4.3	2.6	2.2	2.3
Source: Bureau of Labor Statistics: Local Area Unemployment Statistics					

- A community contact noted there is a serious workforce shortage throughout the state, with approximately 70,000 openings.
- Per Federal Reserve Bank of St. Louis Federal Reserve Economic Data (FRED) tool, the AA has an unemployment rate of 3.0 percent as of February 2025.
- Major industries in the AA include health care and social assistance, manufacturing, and retail trade.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

The bank's overall lending test performance is Satisfactory. As stated above, more weight was placed on residential real estate lending rather than small business lending due to the bank's portfolio concentration.

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.

The bank's NLTD ratio is reasonable. The bank's 16-quarter average NLTD ratio was within range of the four similarly situated institutions with ratios ranging from 49.1 percent to 87.7 percent.

Table 6

Comparative NLTD Ratios March 31, 2021 – December 31, 2024			
Institution	Location	Asset Size \$(000)	NLTD Ratio
			16 Quarter Average
Wahoo State Bank	Wahoo, NE	116,446	85.7
Similarly Situated Institutions			
Ceresco Bank	Ceresco, NE	76,365	53.6
Farmers & Merchants Bank of Ashland	Ashland, NE	134,961	87.7
Bank of Prague	Prague, NE	42,827	72.9
Community State Bank	Colon, NE	44,028	49.1

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 and dollar, inside the AA.

Table 7

Lending Inside and Outside the Assessment Area								
Loan Type	Inside				Outside			
	#	#	\$(000)	\$	#	#	\$(000)	\$
Home Improvement	2	66.7	530	95.5	1	33.3	25	4.5
Home Purchase - Conventional	23	53.5	5,191	50.1	20	46.5	5,176	49.9
Other Purpose Closed-End	13	92.9	1,305	94.8	1	7.1	71	5.2
Refinancing	7	77.8	750	53.1	2	22.2	662	46.9
Total HMDA related	45	65.2	7,776	56.7	24	34.8	5,934	43.3
Small Business	40	87.0	5,377	89.9	6	13.0	607	10.1
TOTAL LOANS	85	73.9	13,153	66.8	30	26.1	6,541	33.2
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>								

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. However, as the bank's AA consists only of middle-income census

tracts, a meaningful analysis of geographic distribution cannot be conducted because there are no low-, moderate-, or upper-income census tracts in the AA for comparative purposes.

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

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

The home mortgage lending evaluation included a review of total home mortgage lending. Home purchase, home refinance, home improvement, and multifamily loans were not evaluated at the individual product level based on having lending volumes too low to conduct a meaningful analysis.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. In 2024, the bank's total home mortgage lending to low-income borrowers was above aggregate and comparable to the percentage of low-income families within the AA (demographic figure). The bank's lending to moderate-income borrowers was below aggregate and the demographic figure. The bank's total home mortgage lending performance in 2023 was consistent with 2024.

One community contact stated the entire state is facing a lack of affordable housing, especially within the Omaha, NE-IA MSA. The shortage in supply of affordable housing has limited the demand for home mortgage lending from low- and moderate-income families in the AA, which further supports the overall reasonable rating.

Table 8

Distribution of 2023 and 2024 Home Mortgage Lending By Borrower Income Level													
Assessment Area: Omaha-Council Bluffs Metropolitan													
Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2023						2024						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	# %	# %	\$(000)	\$ %	\$ %	#	# %	# %	\$(000)	\$ %	\$ %	
Total Home Mortgage Loans													
Low	0	0.0	9.6	0	0.0	4.3	4	16.7	7.9	261	7.1	3.8	16.2
Moderate	5	23.8	22.4	549	13.3	14.6	2	8.3	18.9	261	7.1	11.8	21.6
Middle	2	9.5	22.2	387	9.4	16.5	5	20.8	23.6	549	15.0	20.3	25.0
Upper	11	52.4	31.5	2,894	70.3	50.7	9	37.5	35.8	2,189	59.8	45.6	37.2
Unknown	3	14.3	14.3	287	7.0	13.9	4	16.7	13.9	399	10.9	18.4	0.0
Total	21	100.0	100.0	4,117	100.0	100.0	24	100.0	100.0	3,659	100.0	100.0	100.0
Source: 2024 FFIEC Census Data													
2016-2020 U.S. Census Bureau: American Community Survey													
Note: Percentages may not total 100.0 percent due to rounding.													
Multifamily loans are not included in the borrower distribution analysis.													

Small Business Lending

The borrower distribution of small business lending is reasonable. The distribution of loans to businesses with gross revenues of \$1 million or less is comparable to the percentage of businesses with revenues of \$1 million or less operating in the AA. For additional context, 82.5 percent of loans were originated in loan amounts of \$250,000 or less, which indicates the bank's willingness to lend to small businesses and further supports the reasonable conclusion.

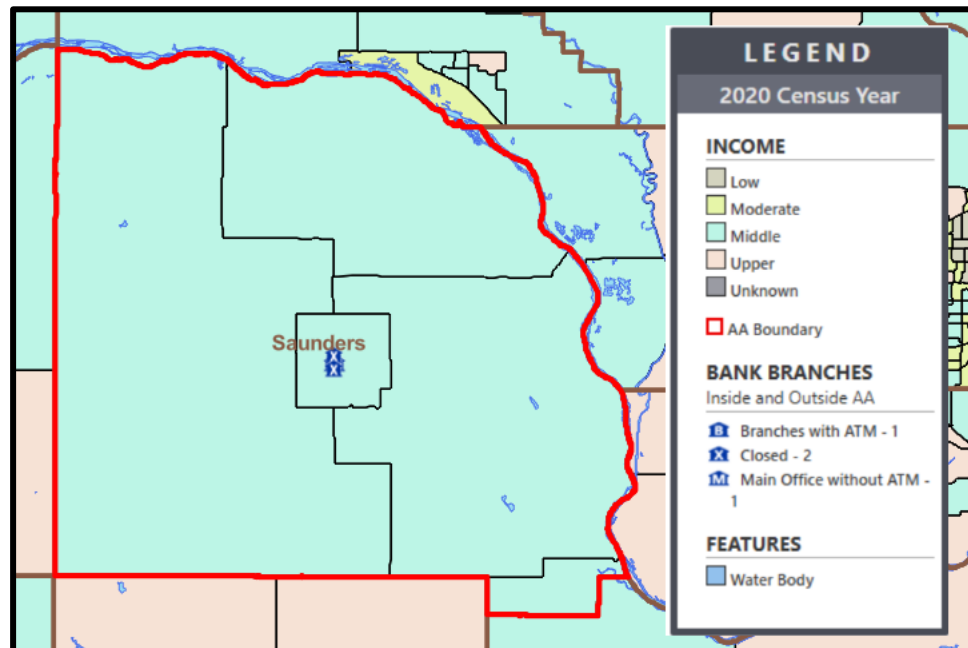
Table 9

Distribution of 2024 Small Business Lending By Revenue Size of Businesses					
Assessment Area: Omaha-Council Bluffs Metropolitan					
	Bank Loans				Total
	#	#%	\$(000)	\$%	Businesses %
By Revenue					
\$1 Million or Less	27	67.5	3,647	67.8	91.8
Over \$1 Million	10	25.0	1,491	27.7	5.5
Revenue Unknown	3	7.5	240	4.5	2.7
Total	40	100.0	5,377	100.0	100.0
By Loan Size					
\$100,000 or Less	26	65.0	1,176	21.9	
\$100,001 - \$250,000	7	17.5	1,112	20.7	
\$250,001 - \$1 Million	7	17.5	3,090	57.5	
Total	40	100.0	5,377	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	17	63.0	730	20.0	
\$100,001 - \$250,000	6	22.2	972	26.7	
\$250,001 - \$1 Million	4	14.8	1,945	53.3	
Total	27	100.0	3,647	100.0	
Source: 2024 FFIEC Census Data 2024 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey					
Note: Percentages may not total 100.0 percent due to rounding.					

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 – MAP OF THE ASSESSMENT AREA



APPENDIX B – DEMOGRAPHIC INFORMATION

Table B-1

2024 Omaha-Council Bluffs Metropolitan 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	947	16.2
Moderate	0	0.0	0	0.0	0	0.0	1,266	21.6
Middle	5	100.0	5,849	100.0	193	3.3	1,461	25.0
Upper	0	0.0	0	0.0	0	0.0	2,175	37.2
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	5	100.0	5,849	100.0	193	3.3	5,849	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	9,791	6,831	100.0	69.8	1,711	17.5	1,249	12.8
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	9,791	6,831	100.0	69.8	1,711	17.5	1,249	12.8
	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	1,033	100.0	948	100.0	57	100.0	28	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	1,033	100.0	948	100.0	57	100.0	28	100.0
Percentage of Total Businesses:				91.8		5.5		2.7
	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	215	100.0	213	100.0	2	100.0	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	215	100.0	213	100.0	2	100.0	0	0.0
Percentage of Total Farms:				99.1		0.9		0.0
Source: 2024 FFIEC Census Data 2024 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey								
Note: Percentages may not total 100.0 percent due to rounding.								

Table B-2

2023 Omaha-Council Bluffs Metropolitan 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	947	16.2
Moderate	0	0.0	0	0.0	0	0.0	1,266	21.6
Middle	5	100.0	5,849	100.0	193	3.3	1,461	25.0
Upper	0	0.0	0	0.0	0	0.0	2,175	37.2
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	5	100.0	5,849	100.0	193	3.3	5,849	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	9,791	6,831	100.0	69.8	1,711	17.5	1,249	12.8
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	9,791	6,831	100.0	69.8	1,711	17.5	1,249	12.8
	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	1,104	100.0	1,008	100.0	65	100.0	31	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	1,104	100.0	1,008	100.0	65	100.0	31	100.0
Percentage of Total Businesses:				91.3		5.9		2.8
	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	225	100.0	222	100.0	3	100.0	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	225	100.0	222	100.0	3	100.0	0	0.0
Percentage of Total Farms:				98.7		1.3		0.0
Source: 2023 FFIEC Census Data 2023 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

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, 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.

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 a geography.