



PUBLIC DISCLOSURE

February 24, 2025

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Town & Country Bank
RSSD# 738255

423 Grand Avenue
Ravenna, Nebraska 68869

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

NOTE: This document is an evaluation of this 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

Town & County 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 ratio (NLTD) is reasonable given the bank's size, financial condition, and assessment area (AA) credit needs.
- A majority of the bank's loans are originated inside the AA.
- A reasonable distribution of loans occurs throughout the bank's AA.
- Lending reflects a reasonable distribution among individuals of different income levels, including low- and moderate-income (LMI), and farms 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 *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 17-quarter average NLTD ratio,
- A sample of 132 small farm loans taken from a universe of 377 loans originated between January 1, 2023 and December 31, 2023.
- A sample of 81 motor vehicle loans taken from a universe of 135 loans originated between January 1, 2023 and December 31, 2023.

For this evaluation, greater weight was placed on the bank's small farm lending in deriving the overall conclusions based on the bank's strategic focus, portfolio composition, and higher origination volume of small farm lending compared to motor vehicle lending.

DESCRIPTION OF INSTITUTION

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

- The bank is a subsidiary of Platte Valley Cattle Company, Ravenna, Nebraska.
- The bank has total assets of \$224.2 million as of September 30, 2024.

- In addition to its main office in Ravenna, Nebraska, the bank has three additional offices located in Litchfield, Pleasanton, and Kearney, Nebraska.
- The bank operates cash-only automated teller machines (ATM), one located at each branch, except for the standalone ATM located in Litchfield, located one block from the Litchfield branch.
- As shown in the table below, the bank's primary business focus is agricultural lending.

Table 1

Composition of Loan Portfolio as of September 30, 2024		
Loan Type	\$(000)	%
Construction and Land Development	2,481	1.7
Farmland	36,586	24.6
1- to 4-Family Residential Real Estate	9,710	6.5
Multifamily Residential Real Estate	0	0.0
Nonfarm Nonresidential Real Estate	7,262	4.9
Agricultural	77,220	52.0
Commercial and Industrial	10,888	7.3
Consumer	3,166	2.1
Other	1,153	0.8
Gross Loans	148,466	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 December 7, 2020 performance evaluation. There are no known legal, financial, or other factors impeding the bank's ability to help meet the credit needs in its communities.

DESCRIPTION OF ASSESSMENT AREA

The bank's South-Central AA consists of Sherman and Buffalo Counties in their entirety. See Appendix A for an AA map and Appendix B for additional demographic data.

- The AA consists of 12 total census tracts, which includes 1 low-, 1 moderate-, 7 middle-, and 3 upper-income census tracts.
- The AA delineation remains unchanged from the prior evaluation. However, due to American Community Survey data updates, the census tract breakdown has changed from zero low-, two moderate-, six middle-, and four upper-income census tracts noted at the prior evaluation.
- According to the June 30, 2024 Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report, the bank reported a deposit market share of 8.0 percent, which ranks fourth of the 18 FDIC-insured institutions operating in the AA.

- One interview with a community member that was recently conducted as part of the CRA evaluation of another institution in the AA was reviewed to ascertain the credit needs of the communities, the responsiveness of area banks in meeting those credit needs, and the local economic conditions within the AA. The community member represented an economic development organization.

Table 2

Population Change Assessment Area: South Central Nebraska			
Area	2015 Population	2020 Population	Percent Change
South Central Nebraska	51,065	53,043	3.9
Buffalo County, NE	47,958	50,084	4.4
Sherman County, NE	3,107	2,959	(4.8)
NonMSA Nebraska	679,331	672,190	(1.1)
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 AA had a slight increase in population between 2015 and 2020.
- Kearney is the most populated city in the AA, with a population of 34,362 as of 2023; this city accounts for 64.8 percent of the AA population.
- The AA has a higher percentage of population age 18-24 years at 14.6 percent, compared to the statewide rural areas at 8.8 percent and state of Nebraska at 9.6 percent. This trend is driven by Buffalo County, at 15.1 percent, which is home to a university student population in Kearney.

Table 3

Median Family Income Change Assessment Area: South Central Nebraska			
Area	2015 Median Family Income	2020 Median Family Income	Percent Change
South Central Nebraska	76,231	79,926	4.8
Buffalo County, NE	77,985	83,673	7.3
Sherman County, NE	64,705	67,440	4.2
NonMSA Nebraska	67,146	71,424	6.4
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.			

- Buffalo County has experienced a higher growth in median family income compared to Sherman County.
- According to a community member, Buffalo County is among multiple counties in south central Nebraska that has seen an increase in employment opportunities created by business expansion.

Table 4

Housing Cost Burden Assessment Area: South Central Nebraska						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
South Central Nebraska	68.6	22.7	36.3	63.2	29.1	18.1
Buffalo County, NE	69.1	22.7	37.1	64.3	30.1	18.3
Sherman County, NE	52.2	22.2	19.7	51.3	20.0	16.2
NonMSA Nebraska	64.8	16.4	31.1	57.6	21.7	15.7
Nebraska	73.1	27.0	37.0	61.7	28.6	16.1
<i>Cost Burden is housing cost that equals 30 percent or more of household income.</i> <i>Source: U.S. Department of Housing and Urban Development, 2017-2021 Comprehensive Housing Affordability Strategy</i>						

- Sherman County has a lower cost burden for both renters and owners compared to Buffalo County.
- Buffalo County has 1,697 housing units in the low-income census tract and a high percentage of those units, at 57.0 percent, are rental units. This can be attributed to the University of Nebraska-Kearney demand for rental properties, specifically for the large student population.
- At 60.4 percent, the percentage of owner-occupied units in the AA is comparable to statewide rural areas at 60.1 percent.
- According to a community member, workforce housing availability is a significant problem for businesses trying to find employees.

Table 5

Unemployment Rates Assessment Area: South Central Nebraska					
Area	2019	2020	2021	2022	2023
South Central Nebraska	2.7	4.0	2.1	1.8	1.9
Buffalo County, NE	2.7	4.0	2.1	1.8	1.8
Sherman County, NE	3.3	3.2	2.2	2.1	2.2
NonMSA Nebraska	3.0	3.5	2.2	2.0	2.1
Nebraska	3.1	4.3	2.6	2.2	2.3
Source: Bureau of Labor Statistics: Local Area Unemployment Statistics					

- The unemployment rate in the AA trended similarly to the overall statewide figure and other nonmetropolitan statewide areas year-over-year.
- Buffalo County's primary labor and economic markets are driven by healthcare and social assistance, retail trade, manufacturing, and construction. The largest employers include CHI Health Good Samaritan, Parker Hannifin (Baldwin Filters), University of Nebraska-Kearney, Kearney Public Schools, and The Buckle.
- Sherman County's primary labor and economic markets are driven by education services, healthcare and social assistance, and agriculture.

- According to a community member in Buffalo County, the majority of area businesses are planning expansions within the next five years.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

The bank's overall lending test performance is Satisfactory. The bank's NLTD ratio reflects a reasonable ability to provide credit in relation to the bank's size, lending demand, and financial condition. Additionally, the majority of lending occurred inside the AA, with the concentration of lending occurring in Buffalo County. The distribution of loans among geographies of different income levels is reasonable. Additionally, the distribution of loans among borrowers of different income levels and farms of different sizes is reasonable.

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, product offerings, and geographic proximity to the bank.

The bank's NLTD ratio is reasonable. The 17-quarter average NLTD ratio of 70.7 percent is above two and below three NLTD ratios of other similarly situated institutions.

Table 6

Comparative NLTD Ratios September 30, 2020 – September 30, 2024			
Institution	Location	Asset Size \$(000)	NLTD Ratio (%)
			17 Quarter Average
Town & Country Bank	Ravenna, NE	224,187	70.7
Similarly Situated Institutions			
Pathway Bank	Cairo, NE	328,042	91.0
First State Bank	Loomis, NE	223,265	83.7
Minden Exchange Bank & Trust Company	Minden, NE	189,776	64.1
Custer Federal State Bank	Broken Bow, NE	122,720	71.1
Citizens Bank & Trust Company	Saint Paul, NE	251,805	67.8

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. Additionally, a majority of the bank's small farm and motor vehicle loans originated inside the AA by both number and dollar.

Table 7

Lending Inside and Outside the Assessment Area								
Loan Type	Inside				Outside			
	#	#%	\$(000)	%	#	#%	\$(000)	%
Motor Vehicle	55	67.9	608	68.8	26	32.1	275	31.2
Small Farm	93	70.5	11,790	71.5	39	29.5	4,701	28.5
Total Loans	148	69.5	12,398	71.4	65	30.5	4,977	28.6
<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. The bank's geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AA.

Small Farm Lending

The geographic distribution of small farm lending is reasonable. Lending did not occur in either the low- or moderate-income census tracts in the AA during the review period. However, due to the small percentage of farms located in low- and moderate-income (LMI) census tracts relative to total AA farms, performance is reasonable.

A review of the dispersion of loans among the various census tracts throughout the AA revealed no conspicuous gaps or lapses.

Table 8

Distribution of 2023 Small Farm Lending By Income Level of Geography					
Assessment Area: South Central Nebraska					
Geographic Income Level	Bank Loans				Total Farms %
	#	#%	\$(000)	%	
Low	0	0.0	0	0.0	0.8
Moderate	0	0.0	0	0.0	1.1
Middle	92	98.9	11,690	99.2	89.6
Upper	1	1.1	100	0.8	8.5
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	93	100.0	11,790	100.0	100.0
<i>Source: 2023 FFIEC Census Data</i> <i>2023 Dun & Bradstreet Data</i> <i>2016-2020 U.S. Census Bureau: American Community Survey</i> <i>Note: Percentages may not total 100.0 percent due to rounding.</i>					

Motor Vehicle Lending

The geographic distribution of motor vehicle lending is poor. The bank did not have any motor vehicle lending in the LMI census tracts, where 12.2 percent of AA households reside.

A review of the dispersion of loans among the various census tracts throughout the AA revealed some gaps or lapses in LMI tracts, consistent with the overall poor rating.

Table 9

Distribution of 2023 Motor Vehicle Lending By Income Level of Geography					
Assessment Area: South Central Nebraska					
Geographic Income Level	Bank Loans				Households %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	7.5
Moderate	0	0.0	0	0.0	4.7
Middle	49	89.1	515	84.7	56.5
Upper	6	10.9	93	15.3	31.2
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	55	100.0	608	100.0	100.0
Source: 2023 FFIEC Census Data					
2016-2020 U.S. Census Bureau: American Community Survey					
Note: Percentages may not total 100.0 percent due to rounding.					

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

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

Small Farm Lending

The borrower distribution of small farm lending is reasonable. The bank's lending to small farms at 82.8 percent is comparable to the percentage of small farms at 97.5 percent. While not a direct comparator as the bank is not a CRA reporter, additional support for the performance conclusion considered aggregate loan data by other institutions reporting CRA data. Data reflects aggregate lenders made 55.8 percent of small farm loans to small farms, which is reflective of lower credit demand in the AA.

Table 10

Distribution of 2023 Small Farm Lending By Revenue Size of Farms					
Assessment Area: South Central Nebraska					
	Bank Loans				Total Farms %
	#	#%	\$(000)	%	
By Revenue					
\$1 Million or Less	77	82.8	7,922	67.2	97.5
Over \$1 Million	16	17.2	3,868	32.8	2.5
Revenue Unknown	0	0.0	0	0.0	0.0
Total	93	100.0	11,790	100.0	100.0
By Loan Size					
\$100,000 or Less	56	60.2	2,315	19.6	
\$100,001 - \$250,000	24	25.8	4,105	34.8	
\$250,001 - \$500,000	13	14.0	5,370	45.5	
Total	93	100.0	11,790	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	54	70.1	2,189	27.6	
\$100,001 - \$250,000	16	20.8	2,803	35.4	
\$250,001 - \$500,000	7	9.1	2,930	37.0	
Total	77	100.0	7,922	100.0	
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.					

Motor Vehicle Lending

The borrower distribution of motor vehicle lending is excellent. The bank's lending to LMI borrowers was above the percentage of households by income level.

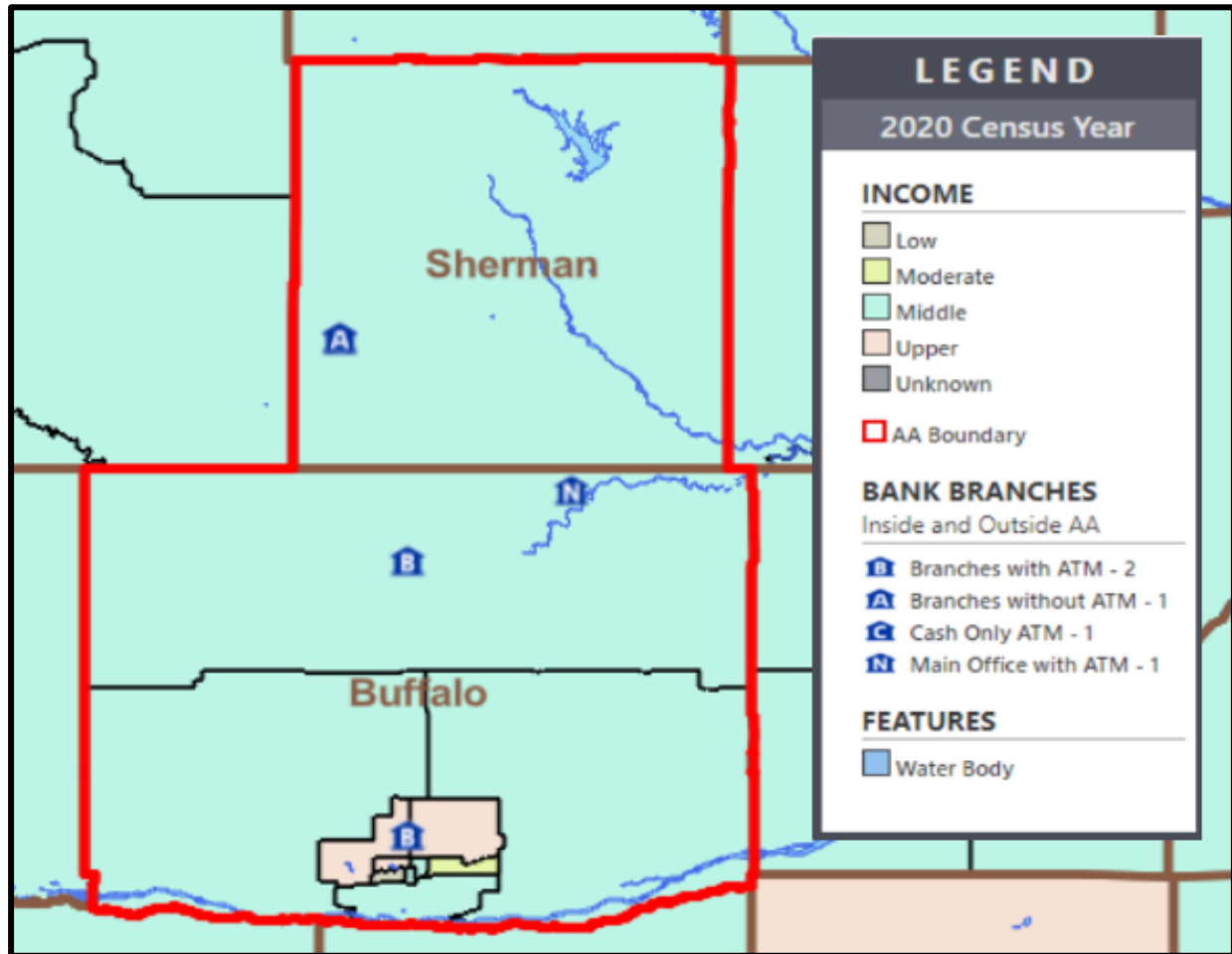
Table 11

Distribution of 2023 Motor Vehicle Lending By Borrower Income Level					
Assessment Area: South Central Nebraska					
Borrower Income Level	Bank Loans				Households by Household Income %
	#	#%	\$(000)	%	
Low	25	45.5	258	42.4	21.8
Moderate	15	27.3	169	27.8	14.8
Middle	6	10.9	89	14.6	17.0
Upper	9	16.4	93	15.3	46.5
Unknown	0	0.0	0	0.0	2.2
Total	55	100.0	608	100.0	100.0
Source: 2023 FFIEC Census 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

2023 South Central Nebraska AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	1	8.3	812	6.4	158	19.5	2,117	16.6
Moderate	1	8.3	477	3.7	82	17.2	1,749	13.7
Middle	7	58.3	7,376	57.9	499	6.8	2,923	22.9
Upper	3	25.0	4,074	32.0	44	1.1	5,950	46.7
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	12	100.0	12,739	100.0	783	6.1	12,739	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	1,697	574	4.2	33.8	967	57.0	156	9.2
Moderate	985	641	4.7	65.1	321	32.6	23	2.3
Middle	13,142	7,961	58.4	60.6	3,584	27.3	1,597	12.2
Upper	6,774	4,461	32.7	65.9	1,921	28.4	392	5.8
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	22,598	13,637	100.0	60.3	6,793	30.1	2,168	9.6
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	91	3.6	75	3.3	14	6.3	2	5.6
Moderate	73	2.9	65	2.8	8	3.6	0	0.0
Middle	1,661	65.1	1,473	64.3	158	70.5	30	83.3
Upper	727	28.5	679	29.6	44	19.6	4	11.1
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2,552	100.0	2,292	100.0	224	100.0	36	100.0
Percentage of Total Businesses:				89.8		8.8		1.4
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	3	0.8	3	0.8	0	0.0	0	0.0
Moderate	4	1.1	4	1.1	0	0.0	0	0.0
Middle	326	89.6	318	89.6	8	88.9	0	0.0
Upper	31	8.5	30	8.5	1	11.1	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	364	100.0	355	100.0	9	100.0	0	0.0
Percentage of Total Farms:				97.5		2.5		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.