

PUBLIC DISCLOSURE

March 9, 2026

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

First Bank
Certificate Number: 16473

128 South Broadway Avenue
Sterling, Kansas 67579

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

1100 Walnut Street, Suite 2100
Kansas City, Missouri 64106

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.

First Bank's satisfactory Community Reinvestment Act (CRA) performance under the Lending Test supports the overall rating. The following points summarize the bank's Lending Test Performance.

- The loan-to-deposit ratio is reasonable given the institution's size and financial condition, as well as the assessment area's credit needs.
- A majority of small business, small farm, and home mortgage loans were located inside the assessment area.
- The geographic distribution of loans reflects reasonable dispersion throughout the assessment area.
- The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses and farms of different sizes.
- The bank did not receive any CRA-related complaints since the prior evaluation; therefore, this factor did not affect the rating.

DESCRIPTION OF INSTITUTION

First Bank is a full-service community bank headquartered in Sterling, Kansas. Coronado, Inc., a one-bank holding company, also located in Sterling, wholly owns the bank. First Bank received a Satisfactory rating under Interagency Small Institution Examination Procedures at the prior FDIC performance evaluation dated January 13, 2020.

The bank operates from its main office in Sterling and from two branches in Chase and Lyons, which are all in Kansas. The bank also operates a Loan Production Office (LPO) in Hutchinson, Kansas. There has been no merger or acquisition activity since the previous evaluation.

First Bank offers commercial, agricultural, residential, and consumer loans, although commercial and agricultural lending continues to be the institution's primary focus. The institution offers government guaranteed loans through the Small Business Administration (SBA). The bank originated loans under the SBA's Paycheck Protection Program (PPP), which was established in 2020 to provide relief financing to small businesses during the Coronavirus Disease 2019 pandemic. Specifically, the bank originated 76 PPP loans totaling \$7.8 million in 2020, and 20 loans totaling \$587,000 in 2021.

First Bank provides a variety of deposit services including checking, savings, certificates of deposit, and individual retirement accounts. Alternative banking services include internet banking, mobile banking, and two bank-owned ATMs.

According to the December 31, 2025 Reports of Condition and Income, the bank reported total assets of \$152.0 million, total deposits of \$113.7 million, and total loans of \$102.9 million. The following table shows the distribution for each loan category by dollar volume.

Loan Portfolio Distribution as of 12/31/2025		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	162	0.2
Secured by Farmland	13,995	13.6
Secured by 1-4 Family Residential Properties	22,325	21.7
Secured by Multifamily (5 or more) Residential Properties	-	-
Secured by Nonfarm Nonresidential Properties	19,780	19.2
Total Real Estate Loans	56,262	54.7
Commercial and Industrial Loans	19,316	18.8
Agricultural Production and Other Loans to Farmers	17,211	16.7
Consumer Loans	3,397	3.3
Obligations of State and Political Subdivisions in the U.S.	-	-
Other Loans	-	-
Lease Financing Receivable (net of unearned income)	6,677	6.5
Less: Unearned Income	-	-
Total Loans	102,863	100.0
<i>Source: Reports of Condition and Income</i>		

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

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. First Bank designated Reno and Rice counties as its assessment area, which are located in the central portion of Kansas within a nonmetropolitan area. There have been no changes to the assessment area since the previous evaluation.

Economic and Demographic Data

The assessment area consists of 1 low-income census tract, 2 moderate-income census tracts, 16 middle-income census tracts, and 1 upper-income census tract. The following table illustrates select demographic characteristics of the assessment area.

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	N/A* % of #
Geographies (Census Tracts)	20	5.0	10.0	80.0	5.0	0.0
Population by Geography	71,325	3.7	10.1	78.7	7.5	0.0
Housing Units by Geography	33,124	4.3	10.5	79.7	5.5	0.0
Owner-Occupied Units by Geography	20,352	1.3	8.5	83.0	7.2	0.0
Occupied Rental Units by Geography	8,557	9.2	15.1	73.1	2.6	0.0
Vacant Units by Geography	4,215	8.3	10.8	77.7	3.3	0.0
Businesses by Geography	5,995	9.9	6.8	73.8	9.5	0.0
Farms by Geography	520	1.2	0.6	92.5	5.8	0.0
Family Distribution by Income Level	18,156	17.4	20.7	23.2	38.7	0.0
Household Distribution by Income Level	28,909	21.6	17.3	20.5	40.6	0.0
Kansas Non-MSA Median Family Income		\$65,183	Median Housing Value			\$ 104,174
Families Below Poverty Level		8.3%	Median Gross Rent			\$696
<i>Source: 2020 Census and 2025 D&B Data (*) The NA category consists of geographies that have Not been assigned an income classification. Due to rounding, totals may not equal 100%.</i>						

According to 2025 D&B data, non-classifiable establishments represent the largest portion of businesses at 12.3 percent, followed by other services at 10.4 percent, and retail trade at 8.8 percent. The data also indicates that many area businesses are relatively small, with 70.5 percent having four or fewer employees and 88.1 percent operating from a single location.

Examiners used Federal Financial Institutions Examination Council (FFIEC) estimated median family income (MFI) data to analyze home mortgage loans under the Borrower Profile criterion. The ranges for each income category for the nonmetropolitan area of Kansas are presented in the following table.

Estimated Median Family Income Ranges					
Year	MFI	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥ 120%
2025	\$ 84,100	< \$42,050	\$42,050 to < \$67,280	\$67,280 to < \$100,920	≥ \$100,920
<i>Source: FFIEC</i>					

Competition

The competition for financial services in the area is high. According to the June 30, 2025 FDIC Deposit Market Share data, there are 13 banks operating 32 offices in the assessment area. First Bank ranked 4th with a market share of 6.4 percent. The competing banks range from small local banks to larger regional and national banks. The bank also faces competition from other lenders, such as government agencies and credit unions.

Community Contact

To help gain insight into the area's economy, demographic trends, business environment, and credit needs within the local community, examiners interview individuals that are familiar with the area. For this evaluation, examiners utilized an existing contact who is knowledgeable of the area's economic conditions.

The contact stated that the area's economy is diverse with multiple different industries offering different types of employment opportunities. The contact also stated that while the population has remained relatively stable, there continues to be a need for new and affordable housing. The contact mentioned that there are Asset Limited, Income Constrained, Employed (ALICE) populations in the area. These populations earn just above the Federal poverty level, but struggle to earn enough to cover all household expenses. Finally, the contact stated that banks in the area are willing to partner on projects when opportunities present themselves.

Credit Needs

Small business, small farm, and home mortgage loans are the primary credit needs of the assessment area based on information from bank management, the community contact, and economic and demographic data.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the prior evaluation dated January 13, 2020, to the current evaluation dated March 9, 2026. Examiners used Interagency Small Institution Examination Procedures to evaluate First Bank's CRA performance.

Activities Reviewed

Examiners reviewed small business, small farm, and home mortgage loans to evaluate the institution's lending performance for this evaluation. Examiners selected these loan products based on First Bank's business focus, and the number and dollar volume of loans originated during the evaluation period. Small business lending received more weight followed by small farm and home mortgage lending when drawing conclusions, as commercial lending comprises the majority of the institution's loan portfolio.

Examiners reviewed all small business, small farm, and home mortgage loans originated or renewed in 2025. Bank officials indicated the 2025 lending activity was representative of the bank's lending during the entire review period. First Bank originated or renewed 63 small business loans totaling \$9.7 million, 37 small farm loans totaling \$5.4 million, and 66 home mortgage loans totaling \$8.9 million.

For the Lending Test, examiners reviewed the entire universe of small business, small farm, and home mortgage loans to evaluate the Assessment Area Concentration criterion. All loans inside the assessment area were further reviewed to evaluate the Geographic Distribution criterion. To evaluate the Borrower Profile criterion, examiners reviewed all small business and small farm loans originated in the assessment area, and a sample of the home mortgage loans originated in the

assessment area. The Borrower Profile criterion review included 42 small business loans totaling \$4.7 million, 28 small farm loans totaling \$4.5 million, and 36 home mortgage loans totaling \$3.1 million.

The 2025 D&B data provided a standard of comparison for the bank’s small business and small farm lending performance. The 2020 U.S. Census data provided a standard of comparison for the bank’s home mortgage lending performance. Examiners placed greater weight on the number of loans, as opposed to dollar volume, as the number of loans is considered a better indicator of the number of businesses, farms, and individuals served.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

First Bank demonstrated satisfactory performance under the Lending Test. The bank’s performance under all evaluated criteria supports this conclusion.

Loan-to-Deposit Ratio

The loan-to-deposit ratio is reasonable given the institution’s size, financial condition, and the credit needs of the assessment area. The bank’s performance was evaluated based on the average of the 24 quarterly net loan-to-deposit ratios since the prior evaluation. The bank’s average net loan-to-deposit ratio of 71.2 percent compares reasonably to the ratios of similarly situated banks, which were selected based on their asset size, geographic location, and lending focus. See the following table for details.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 12/31/2025 (\$000s)	Average Net Loan-to-Deposit Ratio (%)
First Bank, Sterling, Kansas	151,957	71.2
The Farmers State Bank, McPherson, Kansas	169,815	54.7
Halstead Bank, Halstead, Kansas	192,531	74.5
Lyons Federal Bank, Lyons, Kansas	199,166	77.8
The Wilson State Bank, Wilson, Kansas	119,050	74.4
<i>Source: Reports of Condition and Income 3/31/2020 - 12/31/2025</i>		

Assessment Area Concentration

Overall, First Bank made a majority of its home mortgage, small business, and small farm loans, by number and dollar volume, in the assessment area. However, due to a few larger dollar loan originations, the majority of the bank’s small business lending by dollar volume was outside the assessment area. See the following table for details.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000)				Total \$(000)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Small Business	42	66.7	21	33.3	63	4,675	48.1	5,036	51.9	9,711
Small Farm	28	75.7	9	24.3	37	4,493	83.6	882	16.4	5,375
Home Mortgage	53	80.3	13	19.7	66	4,790	54.1	4,070	45.9	8,860
Total	123	74.1	43	25.9	166	13,958	58.3	9,988	41.7	23946

Source: Bank Data

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the assessment area. The bank's reasonable performance in all three loan categories reviewed supports this conclusion. For this criterion, examiners focused on the percentage of lending in low- and moderate-income census tracts.

The bank's lending shows consistently higher lending performance in middle-income tracts compared to low- and moderate-income tracts. When drawing conclusions for this criterion, examiners considered First Bank's limited activity in Reno County compared to Rice County, particularly since all the low- and moderate-income tracts in the assessment area are in Reno County. The bank's sole location in Reno County is an LPO, which only offers commercial loans. All other loans are processed at one of the bank's three full-service office locations in Rice County.

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion throughout the assessment area. The following table shows the bank's performance for the entire assessment area. The bank did not make any loans in the low-income census tract, and its performance in the moderate-income census tracts lags demographic data. Examiners conducted an additional targeted analysis of the reviewed loans located in Reno County (10 total small business loans), which is where the low- and moderate-income tracts are located. The analysis revealed the bank did not originate any loans in the low-income census tract, which lagged demographic data as 11.4 percent of businesses are located in this tract. However, the bank's lending in moderate-income census tracts greatly exceeded demographic data. Specifically, the bank originated 20.0 percent of small business loans in the moderate-income census tracts compared to 7.8 percent of businesses located in these tracts. Given this additional analysis, the bank's geographic distribution for small business loans is reasonable.

Geographic Distribution of Small Business Loans					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	9.9	0	0.0	0	0.0
Moderate	6.8	2	4.8	158	3.4
Middle	73.8	40	95.2	4,517	96.6
Upper	9.5	0	0.0	0	0.0
Total	100.0	42	100.0	4,675	100.0

Source: 2025 D&B Data, Bank Data

Small Farm Loans

The geographic distribution of small farm loans reflects reasonable dispersion throughout the assessment area. While the bank made no loans in the low- and moderate-income census tracts, the demographic data indicates there are limited opportunities to lend in these areas. Specifically, six farms make up the 1.2 percent of operations located in the low-income census tract, and three farms make up the 0.6 percent of operations located in the moderate-income census tracts. Considering this information, the geographic distribution of small farm loans is reasonable.

Geographic Distribution of Small Farm Loans					
Tract Income Level	% of Farms	#	%	\$(000s)	%
Low	1.2	0	0.0	0	0.0
Moderate	0.6	0	0.0	0	0.0
Middle	92.5	27	96.4	4,157	92.5
Upper	5.8	1	3.6	336	7.5
Total	100.0	28	100.0	4,493	100.0

Source: 2025 D&B Data, Bank Data. Due to rounding, totals may not equal 100.0%.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the assessment area. Although the bank did not originate any loans in the low- and moderate-income census tracts, the bank's performance is still reasonable given the distance of the census tracts from the bank's offices located in Rice County, and the fact that several other financial institutions are in close proximity to these tracts.

Geographic Distribution of Home Mortgage Loans					
Tract Income Level	% of Owner Occupied Housing Units	#	%	\$(000s)	%
Low	1.3	0	0.0	0	0.0
Moderate	8.5	0	0.0	0	0.0
Middle	83.0	52	98.1	4,290	89.6
Upper	7.2	1	1.9	500	10.4
Total	100.0	53	100.0	4,790	100.0

Source: 2020 Census, Bank Data

Borrower Profile

The distribution of borrowers reflects reasonable penetration of lending among businesses and farms of different sizes and individuals of different income levels. This conclusion is supported by the bank's reasonable performance in all three loan categories reviewed. For this criterion, examiners focused on the percentage of small business and small farm loans to operations with gross annual revenues of \$1 million or less, and the percentage of home mortgage loans to low- and moderate-income borrowers.

Small Business Loans

The distribution of small business loans to operations of different revenue sizes is reasonable. As shown in the following table, the bank's lending performance to businesses with revenues of \$1 million or less lags demographic data in this revenue category. However, when examiners conducted an additional analysis to count each borrower only once, to eliminate the skewing effect of multiple loans to the same borrower, the disparity was reduced. Specifically, the adjusted analysis revealed that 72.4 percent of the borrowers are businesses with revenues of \$1 million or less, which is reasonably comparable to demographic data in this revenue category.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<= \$1,000,000	83.2	28	66.7	1,530	32.7
> \$1,000,000	4.6	13	31.0	2,299	49.2
Revenue Not Available	12.3	1	2.4	846	18.1
Total	100.0	42	100.0	4,675	100.0

Source: 2025 D&B Data, Bank Data. Due to rounding, totals may not equal 100.0%.

Small Farm Loans

The distribution of small farm loans is reasonable. As shown in the following table, the bank's lending performance to farms with revenues of \$1 million or less lags demographic data in this revenue category. However, the 2022 Agricultural Census, the most recent data available, revealed 56.6 percent of farms in the assessment area had no interest expense. Additionally, 34.0 percent of farms in the assessment area had farm sales less than \$2,500. This information appears to indicate that a sizeable percentage of farms in the assessment area had little or no need for credit. Given this information, the distribution of small farm loans is reasonable.

Distribution of Small Farm Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Farms	#	%	\$(000s)	%
<= \$1,000,000	98.9	21	75.0	2,566	57.1
> \$1,000,000	0.6	7	25.0	1,927	42.9
Revenue Not Available	0.6	0	0.0	0	0.0
Total	100.0	28	100.0	4,493	100.0

Source: 2025 D&B Data, Bank Data. Due to rounding, totals may not equal 100.0%.

Home Mortgage Loans

The distribution of borrowers reflects reasonable penetration among individuals of different income levels. The bank's lending volume to low-income borrowers lags demographic data; however, 8.3 percent of families live below the poverty line. These families are likely to face significant difficulties in qualifying for traditional home mortgage loans. Additionally, the bank's penetration of loans to moderate-income borrowers slightly exceeds demographic data. Given the overall performance and mitigating factor, the distribution of home mortgage lending is reasonable.

Distribution of Home Mortgage Loans by Borrower Income Level					
Borrower Income Level	% of Families	#	%	\$(000s)	%
Low	17.4	2	5.5	54	1.7
Moderate	20.7	9	25.0	537	17.4
Middle	23.2	10	27.8	982	31.7
Upper	38.7	15	41.7	1,521	49.2
Total	100.0	36	100.0	3,094	100.0
<i>Source: 2020 Census, Bank Data</i>					

Response to Complaints

The institution has not received 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; 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 geographic distribution of the bank's loans;
- 4) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; 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.

American Community Survey (ACS): A nationwide United States Census survey that produces demographic, social, housing, and economic estimates in the form of five year estimates based on population thresholds.

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.