

PUBLIC DISCLOSURE

September 15, 2025

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Bonanza Valley State Bank
Certificate Number: 10993

147 Central Avenue South
Brooten, Minnesota 56316

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

1100 Walnut St, 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.

Bonanza Valley State Bank (BVSB)'s satisfactory Community Reinvestment Act (CRA) performance under the applicable performance criteria supports the overall rating. The following points summarize the bank's performance.

- The loan-to-deposit ratio is reasonable given the institution's size, financial condition, and assessment area credit needs.
- A majority of the small farm loans, home mortgage loans, and small business loans reviewed were located inside the assessment area.
- The assessment area does not include any low- or moderate-income geographies, and a review of the Geographic Distribution criterion would not result in a meaningful conclusion; therefore, this criterion was not evaluated.
- The distribution of borrowers reflects reasonable penetration among farms of different sizes, individuals of different income levels, and businesses of different sizes.
- The institution did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the rating.

DESCRIPTION OF INSTITUTION

BVSB operates its sole office in Brooten, Minnesota, and is wholly owned by the Bohmer family. BVSB also operates an onsite ATM, and local ATMs throughout the Brooten community. The institution received a Satisfactory rating at its previous FDIC Performance Evaluation dated November 4, 2019, which was based on Interagency Small Institution Examination Procedures.

The bank offers various loan products including agricultural, residential, commercial, and consumer loans. BVSB’s primary business focus is agricultural, followed by residential and then commercial lending. The bank also offers small farm, home mortgage, and small business loans through government entities, to a limited degree.

The institution provides deposit services including checking, savings, retirement accounts, health savings accounts, and certificates of deposit. In addition to traditional banking services, customers have access to local ATMs; telephone banking; online banking, including periodic statements; and mobile banking.

As of June 30, 2025, assets totaled \$70.8 million, loans totaled \$59.2 million, and deposits totaled \$52.2 million. The loan portfolio distribution is illustrated in the following table.

Loan Portfolio Distribution as of June 30, 2025		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	2,450	4.1
Secured by Farmland	18,966	32.0
Secured by 1-4 Family Residential Properties	21,996	37.1
Secured by Multifamily (5 or more) Residential Properties	683	1.2
Secured by Nonfarm Nonresidential Properties	4,650	7.9
Total Real Estate Loans	48,745	82.3
Commercial and Industrial Loans	3,497	5.9
Agricultural Production and Other Loans to Farmers	5,523	9.3
Consumer Loans	1,471	2.5
Other Loans	6	0.0
Total Loans	59,242	100.0
<i>Source: Reports of Condition and Income</i>		

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

DESCRIPTION OF ASSESSMENT AREA

The CRA requires each financial institution to define one or more assessment areas within which its CRA performance will be evaluated. BVSB designated a single contiguous assessment area in Minnesota that consists of portions of Kandiyohi, Pope, Stearns, and Swift counties. Specifically, the assessment area contains census tract 7802 in Kandiyohi County, census tracts 9701 and 9703 in

Pope County, census tracts 109 and 115 in Stearns County, and census tract 9601 in Swift County. Kandiyohi, Pope, and Swift counties are located in the nonmetropolitan areas of Minnesota, and Stearns County is located in the St. Cloud, Minnesota Metropolitan Statistical Area (St. Cloud MSA). According to 2020 U.S. Census data, the assessment area is comprised of six middle-income census tracts. The bank’s office is located in census tract 109. The following table provides a breakdown of the counties and census tracts that encompass the assessment area.

Economic and Demographic Data

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)	6	0.0	0.0	100.0	0.0	0.0
Population by Geography	19,931	0.0	0.0	100.0	0.0	0.0
Housing Units by Geography	10,661	0.0	0.0	100.0	0.0	0.0
Owner-Occupied Units by Geography	6,669	0.0	0.0	100.0	0.0	0.0
Occupied Rental Units by Geography	1,770	0.0	0.0	100.0	0.0	0.0
Vacant Units by Geography	2,222	0.0	0.0	100.0	0.0	0.0
Businesses by Geography	2,164	0.0	0.0	100.0	0.0	0.0
Farms by Geography	464	0.0	0.0	100.0	0.0	0.0
Family Distribution by Income Level	5,659	19.8	18.9	24.4	36.8	0.0
Household Distribution by Income Level	8,439	19.9	16.9	21.5	41.7	0.0
Median Family Income MSA - 41060 St. Cloud, Minnesota MSA		\$80,403 \$74,710	Median Housing Value		\$ 199,729	
Minnesota Non-MSA Median Family Income			Median Gross Rent		\$744	
			Families Below Poverty Level		5.1%	
<i>Source: 2020 Census And 2024 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 2024 D&B data, agriculture, forestry, fishing, and hunting industries represent the largest portion of business operations at 17.7 percent; followed by non-classifiable establishments at 16.6 percent; and construction at 9.1 percent. Additionally, 73.0 percent of assessment area businesses have four or fewer employees, and 93.5 percent operate from a single location.

The Federal Financial Institutions Examination Council (FFIEC) updated median family income levels are used to analyze home mortgage loans under the Borrower Profile criterion. The low-, moderate-, middle-, and upper-income categories for the nonmetropolitan areas of Minnesota and the St. Cloud MSA are presented in the following table.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥ 120%
Minnesota Non-MSA Median Family Income				
2023 (\$90,400)	<\$45,200	\$45,200 To <\$72,320	\$72,320 To <\$108,480	≥\$108,480
2024 (\$90,300)	<\$45,150	\$45,150 To <\$72,240	\$72,240 To <\$108,360	≥\$108,360
St. Cloud, Minnesota MSA Median Family Income (41060)				
2023 (\$95,600)	<\$47,800	\$47,800 To <\$76,480	\$76,480 To <\$114,720	≥\$114,720
2024 (\$97,800)	<\$48,900	\$48,900 To <\$78,240	\$78,240 To <\$117,360	≥\$117,360
<i>Source: FFIEC</i>				

Competition

The assessment area is a competitive market for credit products and financial services. According to 2024 Consolidated Reports of Condition and Income (Reports of Condition) data filed by financial institutions, there were 47 financial institutions operating 83 locations within the counties in the assessment area. These institutions range from small community banks to larger national financial institutions. BVSB is ranked 32nd with approximately 0.6 percent of the deposit market share.

BVSB is not required to collect or report small farm or small business CRA loan data and has elected not to do so. Therefore, examiners did not compare the bank’s small farm or small business lending performance to aggregate CRA data within this evaluation. However, aggregate CRA data provides an indication of the level of demand for small farm and small business loans, and the level of competition within the assessment area. According to 2023 aggregate CRA data, 21 CRA data reporters collectively reported 345 small farm loans within the counties in the assessment area. Additionally, 66 CRA data reporters collectively reported 2,952 small business loans within the counties in the assessment area. These figures do not include a high number of loans originated by smaller or mid-sized institutions, such as BVSB, that are not required to report small farm or small business lending data but that operate within the assessment area. The overall volume of lending reflects a competitive market for small farm loans, and a highly competitive market for small business loans.

BVSB also faces competition for home mortgage loans from financial institutions and mortgage companies originating or purchasing loans within the assessment area. According to 2023 aggregate HMDA data, 82 HMDA data reporters collectively reported 305 home mortgage loans within the assessment area. BVSB ranked 4th with 5.3 percent of the market share by number volume. The top lenders consisted of a credit union and larger national institutions. The overall volume of home mortgage lending reflects a competitive market.

Community Contact

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

Examiners reviewed a previously conducted community contact with a representative of a community development organization familiar with Pope County in the assessment area. The contact noted that the major factors impacting economic conditions are low workforce numbers, expensive moves to automation for businesses and farms, broadband infrastructure in rural areas, and lack of quality affordable housing and childcare. Further discussions about the economy indicated that it is stable with not a lot of business closures; however, the contact noted small businesses are struggling. The contact also noted that area houses need improvements, and availability of affordable housing is limited. Additionally, the contact noted that there were no complaints about the banks in the area. Finally, the contact did not state there was a lack of access to capital; however, the higher interest rate environment means there is less financing activity.

Credit Needs

Considering information from the community contact, bank management, and demographic and economic data, examiners determined that small farm, home mortgage, and small business loans represent the primary credit needs of the assessment area.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the previous evaluation dated November 4, 2019, to the current evaluation dated September 15, 2025. Examiners used Interagency Small Institution Examination Procedures to evaluate BVSB's CRA performance. These procedures focus on the bank's performance under the Lending Test as outlined in the Small Bank Performance Criteria Appendix.

Activities Reviewed

Examiners determined that the bank's major product lines are agriculture, home mortgage, and commercial loans. This conclusion considered discussions with management regarding the bank's business strategy, review of bank records on the number and dollar volume of loans originated during the evaluation period, and a review of the Reports of Condition data. Therefore, examiners reviewed small farm loans, home mortgage loans, and small business loans for this performance evaluation. Small farm loans received the most weight, followed by home mortgage loans, and then small business loans to a lesser degree. This is consistent with management's stated business focus and Reports of Condition data.

Bank records indicate that the lending focus and product mix remained generally consistent throughout the evaluation period. Therefore, examiners reviewed all small farm and small business loans originated or renewed in 2024, as this period was considered representative of the bank's performance during the entire evaluation period. The 2024 D&B data provided a standard of comparison for the bank's small farm and small business lending performance. Examiners also

reviewed home mortgage loans reported as originated or purchased on the bank’s 2023 and 2024 Home Mortgage Disclosure Act (HMDA) Loan Application Registers. The 2020 U.S. Census data and aggregate HMDA data for 2023 and 2024 provided standards of comparison for the bank’s home mortgage lending performance. Examiners placed more weight on the comparisons to the aggregate lending data since it is typically a better indicator of market conditions and loan demand.

For the Lending Test, examiners reviewed the entire universe of loans to evaluate the Assessment Area Concentration criterion. All loans inside the assessment area were further reviewed to evaluate the Borrower Profile criterion. The following table provides information on the number and dollar volume of loans reviewed.

Loan Products Reviewed				
Loan Category	Universe		Reviewed	
	#	\$(000s)	#	\$(000s)
Small Farm	25	2,620	23	2,458
Home Mortgage				
2023	24	2,610	16	1,980
2024	42	5,000	30	3,300
Small Business	59	4,672	43	3,257
<i>Source: HMDA Data, Bank Data</i>				

While the number and dollar volume of loans are presented, examiners emphasized performance by number of loans because it is a better indicator of the farms, individuals, and businesses served.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

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

Loan-to-Deposit Ratio

The loan-to-deposit ratio is reasonable given the institution’s size, financial condition, and credit needs in the assessment area. As shown in the following table, the bank’s ratio, calculated from Report of Condition data, averaged 87.9 percent over the past 23 calendar quarters from December 31, 2019, to June 30, 2025. The ratio has fluctuated throughout the evaluation period but has steadily increased from its low of 70.8 percent as of June 30, 2022, to its current high of 112.1 percent as of June 30, 2025. BVSB’s average net loan-to-deposit ratio is the second highest of the comparable institutions and reasonably compares overall. Examiners selected comparable institutions based on their asset size, geographic location, and lending focus.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 6/30/25 \$(000s)	Average Net Loan-to-Deposit Ratio (%)
Bonanza Valley State Bank – Brooten, Minnesota	70,825	87.9
Concorde Bank – Blomkest, Minnesota	80,260	77.5
Lowry State Bank – Lowry, Minnesota	82,436	109.6
United Minnesota Bank – New London, Minnesota	50,796	69.6

Source: Reports of Condition 12/31/2019 through 6/30/2025

Assessment Area Concentration

BVSB originated a majority of small farm, home mortgage, and small business loans within the assessment area as shown in the following table.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Small Farm	23	92.0	2	8.0	25	2,458	93.8	162	6.2	2,620
Home Mortgage										
2023	16	66.7	8	33.3	24	1,980	75.9	630	24.1	2,610
2024	30	71.4	12	28.6	42	3,300	66.0	1,700	34.0	5,000
Home Mortgage Subtotal	46	69.7	20	30.3	66	5,280	69.4	2,330	30.6	7,610
Small Business	43	72.9	16	27.1	59	3,257	69.7	1,415	30.3	4,672

Source: Bank Data, HMDA Data

Geographic Distribution

The assessment area does not include any low- and moderate-income geographies. A review of the Geographic Distribution criterion would not result in meaningful conclusions; therefore, this criterion was not evaluated.

Borrower Profile

Overall, the bank’s lending performance demonstrates reasonable penetration. The bank’s reasonable small farm and small business lending performance supports this conclusion. While the bank’s home mortgage performance was excellent, it did not raise the overall conclusion. For this criterion, examiners focused on the percentage of lending to farms with gross annual revenues of \$1 million or less, the percentage of home mortgage loans to low- and moderate-income borrowers, and the percentage of lending to businesses with gross annual revenues of \$1 million or less.

Small Farm Loans

The distribution of borrowers reflects reasonable penetration among farms of different sizes when compared to demographic data, as illustrated in the following table. While the bank’s lending performance to farms with revenues of \$1 million or less is slightly below the corresponding D&B data, a substantial volume of the loans fall within this revenue category. The bank’s performance is considered comparable to demographic data and reasonable overall.

Distribution of Small Farm Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Farms	#	%	\$(000s)	%
<=\$1,000,000	98.3	21	91.3	2,178	88.6
>1,000,000	1.1	2	8.7	280	11.4
Revenue Not Available	0.6	0	0.0	0	0.0
Total	100.0	23	100.0	2,458	100.0

Source: 2024 D&B Data; Bank Data

Home Mortgage Loans

The distribution of home mortgage borrowers reflects excellent penetration among individuals of different income levels. As shown in the following table, the bank’s lending performance to low-income borrowers significantly exceeds aggregate data in both 2023 and 2024. Additionally, the bank’s performance to moderate-income borrowers is comparable to aggregate data and exceeds demographic data in both 2023 and 2024. Given the bank’s overall performance, the home mortgage lending penetration is excellent.

Distribution of Home Mortgage Loans by Borrower Income Level						
Borrower Income Level	% of Families	HMDA Aggregate % of #	#	%	\$(000s)	%
Low						
2023	19.8	12.8	8	50.0	740	37.4
2024	19.8	8.6	6	20.0	400	12.1
Moderate						
2023	18.9	27.2	5	31.3	435	22.0
2024	18.9	27.6	8	26.7	520	15.8
Middle						
2023	24.4	25.6	0	0.0	0	0.0
2024	24.4	22.9	7	23.3	695	21.1
Upper						
2023	36.8	24.3	1	6.3	455	23.0
2024	36.8	29.2	8	26.7	1,580	47.9
NA						
2023	0.0	10.2	2	12.5	350	17.7
2024	0.0	11.7	1	3.3	105	3.2
Total						
2023	100.0	100.0	16	100.0	1,980	100.0
2024	100.0	100.0	30	100.0	3,300	100.0

Source: 2020 Census; Bank Data, as reported; 2023 HMDA Snapshot (7/11/24), 2024 HMDA Snapshot (6/26/25); 2023, 2024 Public HMDA Aggregate Data. Due to rounding, totals may not equal 100.0%.

Small Business Loans

The distribution of borrowers reflects reasonable penetration among businesses of different sizes when compared to demographic data, as illustrated in the following table. The bank's level of lending to businesses with revenues of \$1 million or less is slightly higher, but generally comparable to corresponding D&B data.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<=\$1,000,000	87.5	39	90.7	2,675	82.1
>1,000,000	3.7	4	9.3	582	17.9
Revenue Not Available	8.8	0	0.0	0	0.0
Total	100.0	43	100.0	3,257	100.0

Source: 2024 D&B Data; Bank Data

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 inconsistent with helping to meet community credit needs.

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.