



Office of the  
Comptroller of the Currency  
Washington, DC 20219

# LIMITED PURPOSE BANK

## PUBLIC DISCLOSURE

March 17, 2025

## COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Credit One Bank, N.A.  
Charter Number: 20291

6801 South Cimarron Road  
Las Vegas, NV 89113

Office of the Comptroller of the Currency

425 S. Financial Place  
Suite 1700  
Chicago, IL 60605

**NOTE:** 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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## **Overall CRA Rating**

**Institution's CRA Rating:** This institution is rated *Outstanding*.

The major factors that support this rating include:

- The institution demonstrates a high level of community development (CD) services and qualified investment activity.
- The institution makes use of innovative or complex qualified investments or CD services.
- The institution exhibits excellent responsiveness to CD needs in its assessment area (AA).

## Description of Institution

Credit One Bank, N.A. (Credit One or bank), headquartered in Las Vegas, Nevada, is a technology and data-driven financial services company offering a full range of consumer credit card products. It is a wholly owned subsidiary of Credit One Financial (COF). COF is not a bank holding company. It is affiliated with Sherman Financial Group, LLC (SFG) through common beneficial ownership. SFG is privately held and located in Charleston, SC.

Credit One operates as a Competitive Equality Banking Act (CEBA) credit card bank with no branches. CEBA banks are restricted to credit card operations, maintain only one office, and do not accept demand deposits or savings or time deposits of less than \$100,000, other than to secure extensions of credit. Receivables not retained by the bank are sold on a daily and nonrecourse basis.

Credit One's portfolio consists primarily of unsecured credit cards that were issued to sub-prime and near-prime borrowers. The bank launched a new fully secured credit card program in March 2022. Credit One's marketing strategy remains in line with its goal of providing a viable credit vehicle to troubled or emerging borrowers wishing to establish and/or repair their credit. Customer contacts for these products occur via telephone, mail, or the internet.

The following table provides an overview of Credit One's financial information.

**Table 1: Financial Information (000s)**

	<b>Year-end 2022</b>	<b>Year-end 2023</b>	<b>Year-end 2024</b>	<b>Average for Evaluation Period</b>
Tier 1 Capital	\$534,598	\$589,348	\$509,701	\$544,549
Total Income	\$1,355,287	\$1,500,131	\$1,634,691	\$1,496,703
Net Operating Income	\$429,335	\$452,901	\$473,753	\$451,996
Total Assets	\$1,251,146	\$1,578,525	\$1,664,279	\$1,497,983
Pass Through Receivables /Managed Assets	\$10,259,399*	\$12,134,660*	\$12,211,219*	\$11,535,093

Source: Consolidated Report of Condition and Income and bank reported data.

\*Off-Balance sheet credit card receivable balances.

## **Scope of the Examination**

### **Evaluation Period/Products Evaluated**

The OCC evaluated the bank using Limited Purpose Bank performance criteria, which includes an investment test and service test. We reviewed the level and nature of qualified investments and CD services to evaluate Credit One's responsiveness to CD needs in its AA. The evaluation period is January 1, 2022, through December 31, 2024.

The bank has adequately addressed the needs of its AA, and therefore, outside of AA qualified investments and/or services were considered in evaluating performance.

Credit One's CRA performance was rated Outstanding at the last CRA evaluation dated January 31, 2022.

## **Discriminatory or Other Illegal Credit Practices Review**

Pursuant to 12 CFR. 25.28(c) or 195.28(c), respectively, in determining a national bank's or federal savings association's (collectively, bank) CRA rating, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank, or in any assessment area by an affiliate whose loans have been considered as part of the bank's lending performance. As part of this evaluation process, the OCC consults with other federal agencies with responsibility for compliance with the relevant laws and regulations, including the U.S. Department of Justice, the U.S. Department of Housing and Urban Development, and the Bureau of Consumer Financial Protection, as applicable.

The OCC has not identified that this institution (or any affiliate whose loans have been considered as part of the institution's lending performance) has engaged in discriminatory or other illegal credit practices that require consideration in this evaluation.

The OCC will consider any information that this institution engaged in discriminatory or other illegal credit practices, identified by or provided to the OCC before the end of the institution's next performance evaluation in that subsequent evaluation, even if the information concerns activities that occurred during the evaluation period addressed in this performance evaluation.

## State Rating

### State of Nevada

CRA Rating for Nevada: *Outstanding*

The major factors that support this rating include:

- The bank demonstrates a high level of CD services and qualified investment activity in the state of Nevada.
- The bank demonstrates use of innovative or complex qualified investments and CD services in the state of Nevada.
- The bank exhibits excellent responsiveness to CD needs in the state of Nevada.

### Description of Assessment Area

Credit One's AA consists of the Las Vegas-Henderson-Paradise, NV Metropolitan Statistical Area (MSA). Based on 2020 U.S. Census data, the AA contained 535 census tracts (CTs) and included 37 low-income CTs, 128 moderate-income CTs, 209 middle-income CTs, and 158 upper-income CTs. Three CTs had no income designation.

The AA is highly competitive, with large national and regional commercial banks operating extensive branch networks. These institutions have broader access to opportunities for qualified CD investments and service activities, which can present a competitive challenge. According to the June 30, 2024, FDIC deposit-market share report, there were 43 FDIC-insured banks operating 274 branches in the AA. Credit One ranked 15<sup>th</sup> in deposit market share with 0.8 percent. The top five banks, Bank of America, N.A., Wells Fargo Bank, N.A., Wells Fargo National Bank West, Beal Bank, and J.P. Morgan Chase Bank, N.A. collectively hold 66.6 percent of the market share.

According to the 2020 U.S. Census data, the total population in the MSA was 2,265,461. The population distribution by income level was 6.8 percent in low-income CTs, 23.8 percent in moderate-income CTs, 39.7 in middle-income CTs, 29.5 percent in upper-income CTs, and 0.2 percent in CTs with no income designation. Families living below the poverty level was 9.8 percent.

Housing units totaled 912,465, with 443,247, or 48.6 percent, being owner-occupied. The distribution of owner-occupied units was 2.4 percent in low-income CTs, 15.7 percent in moderate-income CTs, 42.7 percent in middle-income CTs, 39.0 percent in upper-income CTs, and 0.2 percent in CTs with no income designation. The median housing age was 42 and 39 years in low- and moderate-income CTs, respectively. In middle- and upper-income CTs, the median housing age was 28 and 21 years, respectively. Rental and vacant units account for 51.4 percent of housing units in the AA.

Most non-farm businesses in the AA are small as measured by the number of employees and gross revenues. According to 2024 Dun and Bradstreet data, 93.3 percent of businesses located in the AA have less than \$1.0 million in gross annual revenues and 53.3 percent of businesses reported less than five employees. Less than 1.0 percent of businesses are headquartered in the AA, while 95.4 percent operate from a single location.

According to Moody’s Analytics, the Las Vegas economy is slowing slightly as growth in the labor force has plateaued. Industries facing declines include leisure/hospitality, retail, and government entities. However, most other parts of the economy are still growing. The housing market is recovering, and home prices have risen close to highs from several years ago and residential construction is strengthening. Area strengths included a large gaming and entertainment infrastructure, no personal income taxes, and a high concentration of workers in their prime. Economic challenges include a heavy reliance on consumer spending, higher employment volatility, and overvalued single-family housing. Top employers include Nellis Air Force Base, Encore Casino, Intercontinental – the Venetian, MGM Grand, and the Las Vegas Sands Corporation.

According to the U.S. Bureau of Labor Statistics, Clark County’s monthly unemployment rate ranged from 5.1 percent and 6.4 percent between 2022 through 2024. The unemployment was 6.3 percent in January 2022 which was higher than the state of Nevada unemployment of 5.6 percent. The unemployment rate dropped slightly to 5.9 percent by December 2024 which was still higher than the state rate of 5.6 percent.

Based upon 2020 U.S. Census data, housing affordability remains a challenge for low- and moderate-income families. Median family income was \$71,896, with low-income families earning less than \$2,996 per month, and moderate-income families earning less than \$4,793. The maximum low- and moderate annual income calculations are based on 50.0 percent and 80.0 percent of the FFIEC adjusted median family income for the AA. The calculated maximum affordable monthly mortgage payment (30.0 percent of monthly income) was \$899 for a low-income borrower and \$1,438 for a moderate-income borrower. Assuming a 30-year mortgage with a 6.0 percent interest rate, and not considering any down payment, homeowner’s insurance, real estate taxes, or additional monthly expenses, the monthly mortgage payment for a home at the median housing value of \$282,327 would be \$1,693. Based on these calculations, low- and moderate-income borrowers would have difficulty qualifying for a mortgage loan in the AA.

**Table 2: Nevada Assessment Area Description**

	<b>Number</b>	<b>Low</b>	<b>Moderate</b>	<b>Middle</b>	<b>Upper</b>	<b>NA</b>
<b>Tracts</b>	535	6.9%	23.9%	39.1%	29.5%	0.6%
<b>Families</b>	516,891	20.9%*	18.0%*	20.2%*	40.9%*	0.0%
<b>Businesses</b>	306,949	3.6%**	27.3%**	33.3%**	35.5%**	0.3%

Source: Demographic Data – 2020 U.S. Census and 2024 Dun & Bradstreet Data.

\*Represents families by income level.

\*\*Represents businesses by income level of census tract. The NA category consists of geographies that have not been assigned an income classification.

Examiners utilized three community contacts in this AA, including a local small business development organization that provides technical assistance to entrepreneurs, a local government economic development agency that serves as a resource for businesses looking to expand in the area, and a community group focused on serving disadvantaged families through financial aid

and education. The organizations indicated the needs are access to capital, microloans, and flexible underwriting for small businesses, particularly in underserved areas. Additionally, grants to nonprofits, education to small businesses, and bank-led financial literacy education assistance are needed.

## **Conclusions About Performance**

### **Summary**

Credit One provides a high level of qualified CD investments and CD services in relation to available opportunities, financial capacity, nature of operations, and competition from local, national, and regional banks and savings institutions. We also considered the bank operates under a CEBA charter, with associated restrictions, and unique operations. The bank provided qualified investments and services that were responsive to identified community service and affordable housing needs in the AA.

- The bank’s level of qualified investments and CD services is outstanding given the available opportunities, competition from full-service institutions, its financial condition, and the unique nature of its banking operations. The bank made meaningful qualified investments and provided CD services to organizations that provide affordable housing, financial education, and services to low- and moderate-income (LMI) communities.
- The bank made use of innovative or complex qualified investments and CD services to meet the needs of its AA. Senior and executive level management served on boards and committees to organizations focusing on supporting community needs and affordable housing. Employees provided leadership and expertise to these organizations. The bank also invested \$14.6 million into a CRA Investment Fund to strengthen its response to affordable housing needs in the community.
- The bank demonstrates excellent responsiveness to affordable housing and CD service needs in the AA. Credit One’s qualified investments supported affordable housing needs and community services focused on LMI individuals and CTs within the bank’s AA.

### **Qualified Investments**

Qualified investments and grants benefiting the bank’s AA totaled \$27.6 million during the evaluation period. This equates to 5.1 percent of average tier 1 capital from 2022 through 2024. As the bank sufficiently addressed the needs within its AA, qualified grants totaling \$1.5 million outside of the bank’s AA had a positive impact on the overall investment test rating. The level of qualified investments and grants is outstanding and are directly responsive to the identified community needs of affordable housing and services targeting LMI residents and CTs.

Management monitors its investments made as a percentage of bank income and capital levels. For investments/grants made inside the AA, a target ratio of 1.0 percent of income is maintained. For capital to investments, the bank maintains a target of 3.0 percent.

The following table summarizes the bank’s investments and grants.

**Table 3: Qualified Investment Activity (000s)**

	<b>Benefits AA</b>	<b>Outside AA**</b>	<b>Totals</b>
<b>Originated Investments</b>	\$14,598	\$0	\$14,598
<b>Originated Grants</b>	\$13,000	\$1,500	\$14,500
<b>Prior-Period Investments that Remain Outstanding</b>	\$0	\$0	\$0
<b>Total Qualified Investments</b>	\$27,598	\$1,500	\$29,098
<b>Unfunded Commitments*</b>	\$0	\$0	\$0

\* “Unfunded Commitments” means legally binding investment commitments that are tracked and recorded by the bank’s financial reporting system.

\*\* Investments included in the Benefits AA column are in the AA or in the broader statewide or regional area that includes the AA.

The following table measures the level of total qualified investment activities in terms of average tier 1 capital, average total income, and pass-through receivables over the evaluation period.

**Table 4: Qualified Investment Percentages**

	<b>Benefits AA (%) *</b>	<b>Outside AA (%)</b>
<b>Total Investments/Average Tier 1 Capital</b>	5.1	0.3
<b>Total Investments/Average Total Income</b>	1.8	0.1
<b>Total Investments/Average Pass-Through Receivables</b>	0.2	0.0

\* Investments included in the Benefits AA column are in the AA or in the broader statewide or regional area that includes the AA.

## Community Services

Credit One provided a total of \$10.6 million in qualified grants to 26 non-profit organizations for community services to LMI individuals. The bank also provided an additional \$1.5 million in grants outside of its AA during the review period. Examples of grants are as follows:

- Grants totaling \$1.0 million to a non-profit organization whose mission is to serve those in need through food, shelter, daily needs, and addiction recovery. The grants received were used support the men, women, families, and single parents staying in emergency shelters by providing them care and basic needs, including clothing, job development, and counseling.
- Grants totaling \$875,000 to a non-profit organization which supported homeless and at-risk veterans by providing over 300 transitional and permanent housing beds. The organization provides support for other needs such as rental assistance, transportation, household supplies, temporary financial aid, and food. Over 3,200 LMI veterans were served during the period.
- Grants totaling \$735,000 to non-profit organization that provides services for homeless youth including outreach and advocacy, crisis intervention, family reunification, and transitional housing. The grants received from the bank helped to provide safe housing, basic need resources, and education and employment services. The organization provides

a wide variety of best practice programs and services to ensure that homeless youth obtain the support, resources, and services they need to achieve self-sufficiency.

- Grants totaling \$650,000 to a non-profit organization whose mission is to enable young people, especially those in need, to reach their full potential as productive, caring, and responsible citizens. The grants received from the bank were used to fund workforce development and money management skill programs across Southern Nevada. In addition, the funds helped establish college and career programs. Seventy-eight percent of individuals served are LMI.
- A \$1.5 million grant to an independent school located in Charleston, South Carolina. The school's mission is to establish and maintain a rich and dynamic learning environment for children from under-served neighborhoods. The grant received from the bank helped provide education programs and services including healthy lunches, school supplies, uniforms, and medical, dental, and vision care to students. The organization served over 200 LMI students annually. Approximately 85.0 percent of students receive free or reduced lunches.

### **Affordable Housing**

Credit One invested a total of \$2.4 million in grants to five non-profit organizations and \$14.6 million in a CRA Community Impact Bond fund inside the bank's AA. Below are examples of affordable housing grants and investments:

- Grants totaling \$1.1 million to a non-profit organization that assist at-risk families with children to receive move in costs and first month rental assistance as they transition to independent housing. This assistance helps families secure housing, obtain financial stability, and secure long-term independence. The organization serves an average of 225 LMI families annually.
- Grants totaling \$765,000 to a non-profit organization dedicated to enhancing the well-being of LMI individuals and communities through accessible rental housing, down payment assistance, financial literacy programs, counseling services, and comprehensive homebuyer education. The organization owns and rents over 200 affordable housing units with the goal of graduating the tenants to home ownership. Funds from Credit One are earmarked for the development and construction of affordable single-family homes for sale to LMI families.
- A \$14.6 million investment in a CRA Qualified Investment Fund, which is an open-end mutual fund that identifies, purchases, and earmarks CRA-qualifying securities in the Fund related to the shareholders' AAs. The fund targets LMI properties with a borrower income less than 80.0 percent of the median family income. During the evaluation period, the fund financed over 30 properties within the AA. Several examples of these properties are listed below in table 5.

**Table 5: LMI Housing Investments in the Bond Fund**

City	State	County	Original Balance	Borrowers' Income	% of MFI
Las Vegas	NV	Clark	\$110,000	\$49,587	68.5
Las Vegas	NV	Clark	\$100,000	\$31,837	44.0
Las Vegas	NV	Clark	\$ 99,974	\$48,960	59.9
Henderson	NV	Clark	\$166,000	\$49,991	61.2
Las Vegas	NV	Clark	\$ 75,000	\$28,079	34.4
Las Vegas	NV	Clark	\$287,992	\$49,837	61.0

Credit One also committed investment funds for two affordable multi-family rental properties through Ginnie Mae and Fannie Mae pools. These investments are part of the bank's CRA Qualified Investment Fund and demonstrates the bank's continued commitment to meeting affordable housing needs in its AA.

- A \$2.5 million Fannie Mae pool earmarked for an affordable rental property in Las Vegas, NV. The apartment has 138 units, with 73 units (53.0 percent) receiving Section 8 housing assistance. Water, sewer, and trash removal are included in the rent to keep bills low. The property is in a moderate-income CT where 27.0 percent of residents live below the poverty line.
- \$309,858 in two Ginne Mae REMIC Trusts earmarked for an affordable senior living community in Las Vegas, NV. All 80 rental units receive Section 8 housing assistance. Water, sewer, and trash utilities are included in the rent, and some units are accessible to people with disabilities. The property is in a low-income CT where 36.0 percent of residents live below the poverty line. An on-site resident services coordinator connects residents to the resources they need, including community assistance programs, volunteer programs, and community activities.

## CD Services

**Table 6: CD Service Activities**

CD Service	Benefits AA*
CD Service Activities 2022	962
CD Service Activities 2023	1,665
CD Service Activities 2024	1,842

\* CD services included in the Benefits AA column are in the AA or in the broader statewide or regional area that includes the AA.

CD service activities provided by Credit One employees were highly responsive to community needs and consistent with the bank's capacity and expertise to conduct such activities. During the evaluation period, 293 bank employees provided qualified CD services to 34 community organizations, totaling 4,469 hours. The level of the bank's CD service hours is outstanding and demonstrated expertise and leadership with the bank providing board of director expertise and serving in other leadership capacities. The following are examples of CD service hours:

- Employees provided a total of 741 hours to an organization that assists families and individuals throughout Nevada to overcome barriers and attain self-sufficiency through direct services, training, and referral to community resources. LMI services include homeless assistance, home weatherization, emergency resources, and life skills. Bank officers served 192 hours at board and finance meetings where they provided financial and technical expertise. Additionally, 549 hours were dedicated to fundraising organizational meetings for events such as school supplies and toy drives for LMI children as well as food drives.
- Employees provided a total of 679 hours to an organization that serves LMI people with intellectual disabilities to improve quality of life for them and their families. Bank officers provided 77 hours of job training and 32 hours of technical assistance on financial matters such as reviewing and approving the non-profit's annual budget and strategic plan. Another 566 hours were dedicated to fundraising assistance for the organization.
- Employees provided a total of 396 hours to an organization that serves homeless veterans, providing them with housing, employment, counseling and support services to help them build their skills and regain their independence. Bank employees provided 249 hours of technical assistance during meetings to discuss housing and job opportunities for homeless veterans. An additional 148 hours were served sitting on advisory council and fundraising meetings, in which employees provided financial expertise in drafting, reviewing and approving the organization's annual budget, strategic plan, and assisted in planning and development of fundraising events.
- Employees provided a total of 382 hours to an organization whose mission is to assist youth to achieve economic success using community volunteers to deliver financial lessons in Title 1 schools. Two bank officers served 132 hours as board members, attending periodic meetings and provided ongoing financial expertise in drafting, reviewing, and approving the organization's annual budget and strategic plan. An additional 247 hours were dedicated to financial literacy workshops at these schools to promote financial capability, work and career readiness, and business ownership.
- Employees provided a total of 264 hours to an organization that provides emotional support, quality of life programs, and financial assistance for children and their families affected by childhood cancer. The bank supports programs that provide housing for LMI children and families when they must travel for care. Two bank officers served 125 hours attending board and finance meetings, where they provided financial expertise in drafting, reviewing and approving the organization's annual budget and strategic plan. An additional 139 hours were dedicated to fundraising meetings.

## Appendix A: Summary of Overall and State Ratings

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<b>RATINGS: Credit One Bank, N.A.</b>	
<b>Overall Bank</b>	<b>Overall Bank Rating</b>
Credit One Bank	Outstanding
<b>State Name</b>	<b>State Rating</b>
Nevada	Outstanding

## Appendix B: Definitions and Common Abbreviations

The following terms and abbreviations may be used in this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

**Affiliate:** Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. For example, a bank subsidiary is controlled by the bank and is, therefore, an affiliate.

**Aggregate Lending (Aggt.):** The number of loans originated and purchased by all reporting lenders (HMDA or CRA) in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the assessment area.

**Assessment Area (AA):** A geographic area that consists generally of one or more MSAs (using the MSA boundaries that were in effect as of January 1 of the calendar year in which the delineation is made) or one or more contiguous political subdivisions, such as counties, cities, or towns, in which the bank has its main office, branches, and deposit-taking Automated Teller Machine (ATM).

**CEBA:** Competitive Equality Banking Act of 1987, which permitted corporations to form limited-purpose credit card banks, whose operations are restricted to credit card activities, without the corporation becoming subject to the limitations of a “bank holding company” under the Bank Holding Company Act. A CEBA credit card bank engages only in credit card operations, does not accept demand deposits or saving or time deposits of less than \$100,000 (other than secured extensions of credit), maintains only one office and does not engage in the business of making commercial loans.

**Census Tract (CT):** A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tracts nest within counties, and their boundaries normally follow visible features, but may follow legal geography boundaries and other non-visible features in some instances, Census tracts ideally contain about 4,000 people and 1,600 housing units.

**Combined Statistical Area (CSA):** A geographic entity consisting of two or more adjacent Core Based Statistical Areas with employment interchange measures of at least 15. An employment interchange measure is a measure of ties between two adjacent entities. The employment interchange measure is the sum of the percentage of workers living in the smaller entity who work in the larger entity and the percentage of employment in the smaller entity that is accounted for by workers who reside in the larger entity.

**Community Development (CD):** 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 Small Business Administration Development Company or Small Business Investment Company programs size eligibility standards or have gross annual revenues of \$1 million or less; or activities that revitalize or

stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas.

**Community Reinvestment Act (CRA):** the statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its entire community, including LMI areas, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

**Consumer Loan(s):** A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, other secured consumer loans, and other unsecured consumer loans.

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

**Full-Scope Review:** Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, 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 conduct 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, the disposition of the application (e.g., approved, denied, and withdrawn), the lien status of the collateral, any requests for preapproval, and loans for manufactured housing.

**Home Mortgage Loans:** A closed-end mortgage loan or an open-end line of credit as these terms are defined under §1003.2 of this title, and that is not an excluded transaction under §1003.3(c)(1) through (10) and (13) of this title.

**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 under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

**Low-Income Individual:** Individual income that is less than 50 percent of the area median income.

**Low Income Geography:** A census tract with a median family income that is less than 50 percent.

**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 assessment area.

**Median Family Income (MFI):** The median income determined by the U.S. Census Bureau every five years and used to determine the income level category of geographies. The median is the point at which half of the families have income above, and half below, a range of incomes. Also, the median income determined by the Federal Financial Institutions Examination Council (FFIEC) annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above, and half below, a range of incomes.

**Metropolitan Division:** As defined by Office of Management and Budget, a county or group of counties within a Core Based Statistical Area that contains an urbanized population of at least 2.5 million. A Metropolitan Division consists of one or more main/secondary counties that represent an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

**Metropolitan Statistical Area:** An area, defined by the Office of Management and Budget, as a core based statistical area associated with at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties 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 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.

**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 CD.

**Rating Area:** A rated area is a state or multi-state metropolitan statistical 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 multi-state metropolitan statistical area, the institution will receive a rating for the multi-state metropolitan statistical area.

**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.

**Small Loan(s) to Farm(s):** 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 or are classified as loans to finance agricultural production and other loans to farmers.

**Tier 1 Capital:** The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

**Upper-Income:** Individual income that is at least 120 percent of the area median income, or a median family income that is at least 120 percent, in the case of a geography.