



## **PUBLIC DISCLOSURE**

May 28, 2019

### **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

Mutual Federal Bank  
Charter Number 701330

2212 W Cermak Rd  
Chicago, IL 60608-3917

ADC-Chicago (8308) Field Office  
Office of the Comptroller of the Currency  
2001 Butterfield Road, Suite 400  
Downers Grove, IL 60515

**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, and should not 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 **Satisfactory**

**The lending test is rated: Satisfactory**

The major factors that support this rating include:

- Mutual Federal Bank's (MFB) average loan-to-deposit ratio (LTD) is more than reasonable based on its size, financial condition, assessment area (AA) credit needs, and local competition;
- MFB originates a majority of their primary loan products within its AA; and
- Geographic distribution reflected a reasonable distribution throughout the AA.

The lending test rating is based on bank performance within its designated assessment area and lending concentrated in the state of Illinois.

### Loan-to-Deposit Ratio

Considering the bank's size, financial condition, and credit needs of the AA, the bank's average LTD ratio is **more than reasonable**. The quarterly ratio averaged 94.7 percent since the last evaluation in 2013. The peer group average over the same time period was 76.3 percent.

### Lending in Assessment Area

A **majority** of the bank's loans are inside its AA.

The bank originated 60.4 percent of its total loans inside the bank's AAs during the evaluation period. This analysis is performed at the bank rather than the AA level. This percentage does not include extensions of credit by affiliates that may be considered under the other performance criteria.

Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage										
2016	48	57.8	35	42.2	83	6,318	46.5	7,267	53.5	13,585
2017	184	59.9	123	40.1	307	59,674	59.8	40,140	40.2	99,814
2018	182	61.7	113	38.3	295	54,595	62.5	32,707	37.5	87,302
<b>Total</b>	<b>414</b>	<b>60.4%</b>	<b>271</b>	<b>39.6%</b>	<b>685</b>	<b>120,587</b>	<b>60.1%</b>	<b>80,114</b>	<b>39.9%</b>	<b>200,701</b>

*Source: Evaluation Period: 1/1/2016 - 12/31/2018 Bank Data  
Due to rounding, totals may not equal 100.0*

From this analysis, we used the total number of loans originated inside the assessment area for each year to determine the reasonability of the geographic distribution of lending and the distribution of lending to borrowers of different income. These results are presented later in State Rating section of this report.

## Description of Institution

Mutual Federal Bank (MFB) is a nationally chartered stock thrift, wholly owned by Mutual Federal Bancorp, MHC, with assets totaling \$72 million as of March 31, 2019. The bank is an intrastate community bank with one branch location and two correspondent mortgage banking loan production offices. The main branch is located in a moderate-income census tract in Chicago's Pilsen neighborhood, approximately three miles southwest of downtown Chicago. This office has one automated teller machine and a drive-up facility. The two correspondent lending loan production offices are located in upper-income census tracts in Plainfield and Naperville, IL. There have been no mergers or bank acquisitions since the bank's last performance evaluation. However, in 2017 the bank engaged a mortgage banking service to generate mortgage loans with the intent to sell a majority of the originations on the secondary market. In late 2018, the bank contracted with a new mortgage banking group to improve their production.

The bank has one designated, contiguous AA comprised of all of Cook County, IL, located within the Chicago-Naperville-Arlington Heights Metropolitan Division (MD), part of the larger Chicago-Arlington Heights-Elgin, IL-IN-WI Metropolitan Statistical Area (MSA). The AA meets regulatory requirements, and does not arbitrarily exclude low- or moderate-income census tracts or reflect any illegal discrimination.

MFB offers an array of loan and deposit products to its local community with general banking services. Loan products include residential and commercial mortgage loans, and home equity loans. Deposit products include checking accounts, savings accounts, money market accounts, individual retirement accounts, and certificates of deposit.

The bank's primary focus is residential mortgage lending. As of March 31, 2019, the bank's balance sheet consisted of \$52.03 million in total real estate loans. The bank's mortgage loan portfolio primarily consisted of \$33.9 million in loans secured by one-to four-family residential properties and \$13 million in loans secured by multifamily residential properties.

The FDIC Market Share Report from June 30, 2018 shows MFB has approximately 0.02 percent market share (\$70.7 million) of total FDIC insured deposits in the AA. MFB ranked 95 out of 113 total institutions in the AA, where a ranking of 113 equals the lowest market share. MFB's major competitors consists of financial institutions of similar size in the surrounding area, in addition to large national and regional competitors such as JP Morgan Chase, BMO Harris, Bank of America, and Northern Trust Company.

There are no legal or financial impediments limiting MFB's ability to help meet the credit needs of its AA. MFB is committed to assessing and meeting the credit needs of the local community, consistent with safe and sound banking operations. The last CRA performance evaluation was dated June 12, 2013. The bank was evaluated by the Office of Thrift Supervision and received an overall rating of "Satisfactory."

## Chicago-Naperville-Elgin, IL-IN-WI MSA

<b>Table A – Demographic Information of the Assessment Area</b>						
<b>Assessment Area: Mutual Federal - Cook Co AA 2017-2018</b>						
<b>Demographic Characteristics</b>	<b>#</b>	<b>Low % of #</b>	<b>Moderate % of #</b>	<b>Middle % of #</b>	<b>Upper % of #</b>	<b>NA* % of #</b>
Geographies (Census Tracts)	1,319	19.3	28.8	24.2	26.7	1.0
Population by Geography	5,236,393	14.6	29.8	27.2	28.0	0.4
Housing Units by Geography	2,176,549	14.6	27.9	26.5	30.5	0.5
Owner-Occupied Units by Geography	1,107,485	7.0	24.1	32.3	36.4	0.2
Occupied Rental Units by Geography	835,474	21.0	32.1	21.0	25.0	0.9
Vacant Units by Geography	233,590	27.8	30.3	19.2	22.1	0.6
Businesses by Geography	288,175	7.0	20.3	26.5	45.4	0.8
Farms by Geography	3,087	5.7	21.7	32.9	39.7	0.1
Family Distribution by Income Level	1,184,857	28.0	17.0	17.7	37.2	0.0
Household Distribution by Income Level	1,942,959	29.2	15.8	16.7	38.2	0.0
Median Family Income MSA - 16974 Chicago-Naperville-Arlington Heights, IL MD		\$75,350	Median Housing Value			\$245,250
			Median Gross Rent			\$1,038
			Families Below Poverty Level			13.2%
<i>Source: 2015 ACS Census and 2018 D&amp;B Data</i>						
<i>Due to rounding, totals may not equal 100.0</i>						
<i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

<b>Table A – Demographic Information of the Assessment Area</b>						
<b>Assessment Area: Mutual Federal - Cook Co AA 2016</b>						
<b>Demographic Characteristics</b>	<b>#</b>	<b>Low % of #</b>	<b>Moderate % of #</b>	<b>Middle % of #</b>	<b>Upper % of #</b>	<b>NA* % of #</b>
Geographies (Census Tracts)	1,318	17.7	27.5	29.6	25.0	0.3
Population by Geography	5,194,675	12.9	28.5	32.7	25.9	0.0
Housing Units by Geography	2,173,433	13.3	26.5	32.5	27.7	0.0
Owner-Occupied Units by Geography	1,169,991	6.0	22.4	37.9	33.7	0.0
Occupied Rental Units by Geography	766,490	20.6	31.7	27.2	20.6	0.0
Vacant Units by Geography	236,952	25.5	30.3	23.3	20.9	0.0
Businesses by Geography	274,455	6.4	18.6	31.0	43.7	0.2
Farms by Geography	2,915	5.1	18.9	35.9	40.1	0.0
Family Distribution by Income Level	1,203,421	26.8	17.8	18.7	36.7	0.0
Household Distribution by Income Level	1,936,481	28.4	16.5	17.7	37.4	0.0
Median Family Income MSA - 16974 Chicago-Naperville-Arlington Heights, IL MD		\$72,196	Median Housing Value			\$291,818
			Median Gross Rent			\$934
			Families Below Poverty Level			11.9%
<i>Source: 2010 U.S. Census and 2016 D&amp;B Data</i>						
<i>Due to rounding, totals may not equal 100.0</i>						
<i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

## Scope of the Evaluation

The Office of the Comptroller of the Currency evaluated MFB's CRA performance under the Small Bank CRA examination procedures. This includes an evaluation of the bank's record of meeting the credit needs of its AA based on the following five criteria:

- LTD Ratio;
- Lending inside the AA;
- Lending to borrowers of different incomes;
- Geographic distribution of lending; and
- Responsiveness to complaints.

### Evaluation Period/Products Evaluated

We completed this performance evaluation using full-scope examination procedures for the bank's one AA, which consists of all of Cook County, IL. The evaluation period was January 1, 2016 through December 31, 2018. The bank's primary loan type originated during the evaluation period was one-to-four-family home mortgages. The bank originated and purchased 685 home mortgage loans totaling \$201 million during this period. This lending activity was the basis for our analysis. The bank did not originate any small business or small farm loans to be included in our sample.

We evaluated lending to borrowers of different incomes in addition to the geographic distribution of loans, as the AA is very large and includes all 1,319 census tracts in Cook County, IL and the MSA.

The evaluation of data was completed using two separate analysis periods due to demographic changes from the American Community Survey (ACS), which occurred in 2015. Loans originated in 2016 were analyzed using 2010 census data, and the bank's performance was compared to 2016 aggregate peer data. Loan data from 2017 and 2018 was analyzed using 2015 ACS data, and we compared bank performance to 2017 aggregate peer data. Weight was given primarily to 2017-2018, as the bank incorporated a mortgage banking division and a majority of the total loan volume occurred over these two years.

We generated a quarterly average of the bank's LTD ratio since the prior CRA evaluation. The average spanned 24 quarters from June 2013 through March 2019. The average quarterly LTD ratio remained fairly consistent over the past quarters.

The reported FDIC annual deposit market share information was used to determine the bank's market share and presence within its AA. The most recent deposit market share report was dated June 30, 2018.

We also considered the bank's responsiveness to community lending needs within the AA, and to any complaints received during the evaluation period.

### Selection of Areas for Full-Scope Review

The bank only has one AA, which received a full-scope review.

### Ratings

The bank's overall rating is based primarily on the AA that received the full-scope review.

## **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 AA 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 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 Illinois

CRA rating for the State of Illinois: **Satisfactory**

The Lending Test is rated: **Satisfactory**

The major factors that support this rating include:

- MFB's average LTD ratio is more than reasonable based on its size, financial condition, AA credit needs, and local competition;
- MFB originates a majority of their primary loan products within its AA; and
- Geographic distribution reflected a reasonable distribution throughout the AA.

### LENDING TEST

The bank's performance under the lending test in Illinois is rated **Satisfactory**.

Based on full-scope review, the bank's lending performance in the state of Illinois is **reasonable**.

### Distribution of Loans by Income Level of the Geography

The bank exhibits **reasonable** geographic distribution of loans in the MSA.

#### *Home Mortgage Loans*

Refer to Table O in the state of Illinois section of Appendix D for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases.

MFB's geographic distribution of home mortgage lending reflected reasonable distribution of loans to different income tracts throughout the AA. We compared the bank's lending in low- and moderate-income census tracts to aggregate HMDA loans in those tracts originated or purchased by peer as well as to the percent of owner-occupied housing units in each income tract category.

While the bank demonstrated excellent distribution for lending in low- and moderate-income census tracts in 2016, our focus was on the distribution in 2017-2018 given the significant increase in lending activity. The bank demonstrated reasonable distribution in 2017-2018 for low- and moderate-income census tracts, as the bank was near the level of lending for both owner-occupied housing units and peer in low- and moderate-income census tracts.

#### *Home Mortgage Lending in 2017-2018*

The bank demonstrated reasonable distribution in 2017-2018 for low- and moderate-income census tracts, as the bank was near the level of lending for both owner-occupied housing units and peer in low- and moderate-income census tracts. Bank lending in low-income census tracts at 5.2 percent is in line with peer at 5.5 percent, but slightly below the percentage of owner-occupied housing units at 7 percent. Bank lending in moderate-income census tracts at 18.6 percent was slightly below both peer originations



at 20.9 percent and the level of owner-occupied housing units at 24.1 percent but is within a reasonable range.

### ***Home Mortgage Lending in 2016***

The bank's record of mortgage lending in low- and moderate-income census tracts in 2016 reflected excellent distribution. In 2016, the bank originated loans in low-income census tracts greater than both peer and the percentage of low-income owner occupied housing units in the AA. Bank lending at 10.4 percent was above the percentage of owner-occupied housing at 6 percent and peer originations at 4.2 percent. For moderate-income census tracts, bank lending at 20.8 percent is within a reasonable range of the percentage of owner-occupied housing units at 22.4 percent and above peer originations at 16.8 percent.

### **Distribution of Loans by Income Level of the Borrower**

The bank exhibits a **poor** distribution of loans to individuals of different income levels. Analysis of the bank's performance was primarily focused on the 2017-2018 loan origination data given the higher volume of loan originations during that period compared to 2016.

### ***Home Mortgage Loans***

Refer to Table P in the state of Illinois section of Appendix D for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

### ***Home Mortgage Lending in 2017-2018***

Bank originations of home mortgage loans in 2017 and 2018 reflected poor distribution to low- and moderate-income borrowers. For loans made to both low- and moderate-income borrowers, the bank fell significantly below both peer and the percent of families in the AA designated as low- and moderate-income.

Home ownership for low- and moderate-income borrowers is a challenge within the AA due to median home value of \$245,250, which equals six times the average of low-income borrower's income and 4 times the income of a moderate-income borrower. While homeownership within the AA is a challenge, the bank's lending to low-income borrowers in 2017-2018 was significantly below both peer and the level of families in the AA, with poorest performance in 2017. Bank lending to low-income borrowers over the aggregate two year period was 1.9 percent, which was well below peer at 5.5 percent and the percentage of low-income families at 28 percent. For 2017, the bank originated 184 loans in the assessment area and only 0.5 percent of the loans originated were to low-income borrowers. Lending to moderate-income borrowers in 2017-2018 also reflected poor distribution among borrowers of different income levels. Bank lending at 8.2 percent was well below peer at 15.9 percent and the percentage of moderate-income families at 17 percent.

### ***Home Mortgage Lending in 2016***

The bank's origination of mortgage loans in 2016 within the AA reflected reasonable distribution to low- and moderate-income borrowers. Bank lending to low-income borrowers was reasonable at 4.2 percent compared to the level of peer originations at 5.1 percent, but significantly below the level of low-income families at 26.8 percent. Lending to moderate-income borrowers exceeded both peer and the level of owner occupied housing units. Bank lending at 18.8 percent exceeded peer originations of 13.3 percent and the level of moderate-income families at 17.8 percent.

**Responses to Complaints**

The bank has not received any complaints related to CRA since the last evaluation.

## Appendix A: Scope of Examination

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The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the MSAs and non-MSAs that received comprehensive examination review, designated by the term “full-scope,” and those that received a less comprehensive review, designated by the term “limited-scope.”

<b>Time Period Reviewed:</b>	1/1/2016-12/31/2018	
<b>Bank Products Reviewed:</b>	Home mortgage	
<b>Affiliate(s)</b>	<b>Affiliate Relationship</b>	<b>Products Reviewed</b>
N/A	N/A	N/A
<b>List of Assessment Areas and Type of Examination</b>		
<b>Rating and Assessment Areas</b>	<b>Type of Exam</b>	<b>Other Information</b>
Chicago-Naperville-Elgin, IL-IN-WI MSA	Full-scope	<i>AA is the entirety of Cook County, IL</i>

## Appendix B: Summary of MMSA and State Ratings

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RATINGS	Mutual Federal Bank
Overall Bank:	Lending Test Rating
Mutual Federal Bank	<b>Satisfactory</b>
MMSA or State:	
Illinois	<b>Satisfactory</b>

## Appendix C: Definitions and Common Abbreviations

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The following terms and abbreviations are 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 state/assessment area.

**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 12 CFR 1003.2, and that is not an excluded transaction under 12 CFR 1003.3(c)(1) through (c)(10) and (c)(13).

**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 state/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 (MD):** 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 (MSA):** 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 community development.

**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.



## Appendix D: Tables of Performance Data

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### Content of Standardized Tables

A separate set of tables is provided for each state. All multistate metropolitan statistical areas, if applicable, are presented in one set of tables. References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Examination). For purposes of reviewing the Lending Test tables, the following are applicable: (1) purchased are treated as originations; and (2) “aggregate” is the percentage of the aggregate number of reportable loans originated and purchased by all HMDA or CRA-reporting lenders in the MMSA/assessment area. Deposit data are compiled by the FDIC and are available as of June 30<sup>th</sup> of each year. Tables without data are not included in this PE.

The following is a listing and brief description of the tables included in each set:

**Table O. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents aggregate peer data for the years the data is available.

**Table P. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MMSA/assessment area. The table also presents aggregate peer data for the years the data is available.

<b>Table O : Assessment Area Distribution of Home Mortgage Loans by Income Category of the</b>																			<b>2016</b>	
<b>Geography</b>																				
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts			
	#	\$	% of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	
Mutual Federal Cook Co AA 2016	48	13,371	100.0	158,980	6.0	10.4	4.2	22.4	20.8	16.8	37.9	27.1	35.2	33.7	41.7	43.7	0.0	0.0	0.0	
<b>Total</b>	<b>48</b>	<b>13,371</b>	<b>100.0</b>	<b>158,980</b>	<b>6.0</b>	<b>10.4</b>	<b>4.2</b>	<b>22.4</b>	<b>20.8</b>	<b>16.8</b>	<b>37.9</b>	<b>27.1</b>	<b>35.2</b>	<b>33.7</b>	<b>41.7</b>	<b>43.7</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	

*Source: 2010 U.S Census; 01/01/2016 - 12/31/2016 Bank Data, 2016 HMDA Aggregate Data, "-" data not available.  
Due to rounding, totals may not equal 100.0*

<b>Table O : Assessment Area Distribution of Home Mortgage Loans by Income Category of the</b>																			<b>2017-18</b>	
<b>Geography</b>																				
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts			
	#	\$	% of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	
Mutual Federal Cook Co AA	366	114,269	100.0	135,518	7.0	5.2	5.5	24.1	18.6	20.9	32.3	27.9	31.0	36.4	48.4	42.4	0.2	0.0	0.2	
<b>Total</b>	<b>366</b>	<b>114,269</b>	<b>100.0</b>	<b>135,518</b>	<b>7.0</b>	<b>5.2</b>	<b>5.5</b>	<b>24.1</b>	<b>18.6</b>	<b>20.9</b>	<b>32.3</b>	<b>27.9</b>	<b>31.0</b>	<b>36.4</b>	<b>48.4</b>	<b>42.4</b>	<b>0.2</b>	<b>0.0</b>	<b>0.2</b>	

*Source: 2015 ACS Census; 01/01/2017 - 12/31/2018 Bank Data, 2017 HMDA Aggregate Data, "-" data not available.  
Due to rounding, totals may not equal 100.0*

<b>Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower</b>																			<b>2016</b>		
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers				
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate		
Mutual Federal Cook Co AA 2016	48	6,318	100.0	158,980	26.8	4.2	5.1	17.8	18.8	13.3	18.7	4.2	19.4	36.7	45.8	47.5	0.0	27.1	14.8		
<b>Total</b>	<b>48</b>	<b>6,318</b>	<b>100.0</b>	<b>158,980</b>	<b>26.8</b>	<b>4.2</b>	<b>5.1</b>	<b>17.8</b>	<b>18.8</b>	<b>13.3</b>	<b>18.7</b>	<b>4.2</b>	<b>19.4</b>	<b>36.7</b>	<b>45.8</b>	<b>47.5</b>	<b>0.0</b>	<b>27.1</b>	<b>14.8</b>		

*Source: 2010 U.S. Census ; 01/01/2016 - 12/31/2016 Bank Data, 2016 HMDA Aggregate Data, "--" data not available.  
Due to rounding, totals may not equal 100.0*

<b>Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower</b>																			<b>2017-18</b>		
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers				
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate		
Mutual Federal Cook Co AA	366	114,269	100.0	135,518	28.0	1.9	5.5	17.0	8.2	15.9	17.7	21.6	20.3	37.2	63.1	42.5	0.0	5.2	15.8		
<b>Total</b>	<b>366</b>	<b>114,269</b>	<b>100.0</b>	<b>135,518</b>	<b>28.0</b>	<b>1.9</b>	<b>5.5</b>	<b>17.0</b>	<b>8.2</b>	<b>15.9</b>	<b>17.7</b>	<b>21.6</b>	<b>20.3</b>	<b>37.2</b>	<b>63.1</b>	<b>42.5</b>	<b>0.0</b>	<b>5.2</b>	<b>15.8</b>		

*Source: 2015 ACS Census ; 01/01/2017 - 12/31/2018 Bank Data, 2017 HMDA Aggregate Data, "--" data not available.  
Due to rounding, totals may not equal 100.0*