



## **PUBLIC DISCLOSURE**

August 29, 2022

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

The Farmers and Merchants National Bank of Fairview  
Charter Number 9767

312 North Main St.  
Fairview, OK 73737

Office of the Comptroller of the Currency  
The Harvey Parkway Building  
301 NW 63<sup>rd</sup> Street, Suite 490  
Oklahoma City, OK 73116-7908

**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:

- The Lending Test rating is based on the full-scope assessment area (AA) in the state of Oklahoma, which is limited to Major County.
- The loan-to-deposit (LTD) ratio is reasonable and meets the standard for satisfactory performance.
- A majority of the bank's loans were originated within the AA.
- The distribution of loans to individuals of different incomes and farms of different sizes is reasonable.

## **Loan-to-Deposit Ratio**

Considering the bank's size, financial condition, and credit needs of the AA, the bank's loan-to-deposit ratio is reasonable.

The Farmers and Merchants National Bank of Fairview's (F&M) quarterly LTD ratio since the previous CRA Performance Evaluation (PE) has averaged 38.32 percent. The bank's LTD on June 30, 2022 was 32.78 percent. F&M's average LTD was 38.93 percent in the last CRA PE completed in 2017. We compared the bank's LTD to six banks similarly situated in the surrounding area. The aggregate average LTD ratio for the competing banks was 55.02 percent, with a low average of 30.07 percent and a high average of 76.24 percent.

## **Lending in Assessment Area**

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

F&M originated 80 percent of its total loans inside the AA during the evaluation period. This analysis included commercial and small farm loans originated in 2019, 2020, and 2021. 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.

<b>Table D - Lending Inside and Outside of the Assessment Area</b>										
<b>Loan Category</b>	<b>Number of Loans</b>				<b>Total #</b>	<b>Dollar Amount of Loans \$(000s)</b>				<b>Total \$(000s)</b>
	<b>Inside</b>		<b>Outside</b>			<b>Inside</b>		<b>Outside</b>		
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>		<b>\$</b>	<b>%</b>	<b>\$</b>	<b>%</b>	
Commercial	24	75	8	25	32	1,566	92	132	8	1,698
Small Farm	29	85	5	15	34	1,842	92	154	8	1,996
<b>Total</b>	<b>53</b>	<b>80</b>	<b>13</b>	<b>20</b>	<b>66</b>	<b>3,408</b>	<b>92</b>	<b>286</b>	<b>8</b>	<b>3,694</b>

*Source: Bank Data  
Due to rounding, totals may not equal 100.0%*

## Description of Institution

The Farmers and Merchants National Bank of Fairview is located in Fairview, Oklahoma. F&M is wholly owned by Fairview Bancshares, Inc., a one-bank holding company. The bank has one location at 312 N Main Street in Fairview, Oklahoma. The bank owns and operates two ATMs located in the parking lot of the main bank building and in the drive-through. The drive-through ATM was added since the last CRA Performance Evaluation in August 2017.

F&M's primary focus is to serve agricultural, business, and home loan customers in its assessment area. Primary loan products are agricultural and commercial/business loans. The bank provides traditional loan and deposit services along with electronic and mobile banking services in order to fully serve its Major County assessment area and surrounding communities. As of June 30, 2022, F&M had total assets of \$121 million, of which \$38 million, or 32 percent, consists of various types of loans to agricultural, commercial businesses, residential real estate loans, and consumer/vehicle loans as depicted in the following table:

<b>Loan Portfolio Composition as of June 30, 2022</b>		
<b>Loan Category</b>	<b>\$ (000)</b>	<b>%</b>
Commercial and Commercial Real Estate	\$13,702	35.77%
Agricultural and Ag Real Estate	\$12,675	33.09%
Residential Real Estate	\$8,802	22.98%
Individual	\$3,026	7.90%
Other	\$100	0.26%
<b>Total</b>	<b>\$38,305</b>	<b>100.00%</b>

There are no known legal, financial, or other factors impeding management's ability to help meet the credit needs of the designated AA. F&M is involved in and provides support to meet the community's financial needs. The bank received an overall rating of "Satisfactory" at the last evaluation dated August 21, 2017.

## **Scope of the Evaluation**

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

Examiners completed a full-scope review of F&M's CRA activities in its AA under the Small Bank CRA procedures. This includes the Lending Test which evaluates the bank's record of meeting the credit needs of the AA through its lending activities. Conclusions regarding the Lending Test are based on a sample of 32 commercial loans and 34 agricultural loans. The evaluation period of loans is January 1, 2019 through December 31, 2021. Both loan categories were weighted equally in evaluating performance.

The AA has no low- or moderate-income census tracts and therefore a geographical distribution of loans was not performed.

### **Selection of Areas for Full-Scope Review**

In each state where the bank has an office, one or more of AAs within that state was selected for a full-scope review. For purposes of this evaluation, bank delineated assessment areas located within the same metropolitan statistical area (MSA), multistate metropolitan statistical area (MMSA), or combined statistical area (CSA) are combined and evaluated as a single AA. Similarly, bank delineated non-MSA AAs within the same state are combined and evaluated as a single area. These combined AAs may be evaluated as full- or limited-scope. Refer to the "Scope" section under each State Rating for details regarding how full-scope AAs were selected. Refer to Appendix A, Scope of Examination, for a list of full- and limited-scope AAs.

### **Ratings**

The bank's overall rating is a blend of the state ratings, and where applicable, multistate ratings. F&M has only one AA in one state. The ratings are based solely on the results of the one AA.

The MMSA rating and state ratings are based on performance in all bank AAs. Refer to the "Scope" section under each state and MMSA Rating section for details regarding how the areas were weighted in arriving at the respective ratings.

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

Pursuant to 12 CFR 25.28(c) 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 Consumer Financial Protection Bureau, 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 Oklahoma**

**CRA rating for the State of Oklahoma<sup>1</sup>:** Satisfactory

**The Lending Test is rated:** Satisfactory

The major factors that support this rating include:

- The distribution of loans to individuals of different incomes and business of different sizes is reasonable.

### **Description of Institution's Operations in Oklahoma**

F&M operates one location in their AA in the state of Oklahoma. The AA consists of three Census Tracts (CTs) in Major County. One of the CTs is categorized as middle-income and the other two are upper-income. There are no low- or moderate-income CTs in the AA. The AA meets the requirements of the regulation and does not arbitrarily exclude low- or moderate-income geographies.

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<sup>1</sup> This rating reflects performance within the state. The statewide evaluations do not reflect performance in the parts of those states contained within a MMSA.

**Oklahoma non-MSA AA**

<b>Table A – Demographic Information of the Assessment Area</b>						
<b>Assessment Area: F&amp;M 2021</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)	3	0.0	0.0	33.3	66.7	0.0
Population by Geography	7,700	0.0	0.0	18.1	81.9	0.0
Housing Units by Geography	3,651	0.0	0.0	22.7	77.3	0.0
Owner-Occupied Units by Geography	2,273	0.0	0.0	20.2	79.8	0.0
Occupied Rental Units by Geography	778	0.0	0.0	18.4	81.6	0.0
Vacant Units by Geography	600	0.0	0.0	37.3	62.7	0.0
Businesses by Geography	720	0.0	0.0	17.1	82.9	0.0
Farms by Geography	89	0.0	0.0	34.8	65.2	0.0
Family Distribution by Income Level	2,181	14.9	11.5	22.2	51.4	0.0
Household Distribution by Income Level	3,051	19.1	11.3	17.3	52.2	0.0
Median Family Income Non-MSAs - OK		\$51,491	Median Housing Value			\$91,159
			Median Gross Rent			\$549
			Families Below Poverty Level			10.6%
<i>Source: 2015 ACS and 2020 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>						

**Community Contact**

We reviewed one community contact conducted within the AA to gain a better understanding of the credit needs in the area, as well as, the local economic condition. The organization has a focus of economic development in the area and increasing job opportunities. The contact indicated that the need is for mortgage and business loans. The contact noted the competition for customers is high due to number of financial institutions in the area and believes the local banks are meeting those needs. The contact indicated that the local economy is impacted by oil and gas activity as well as drought and crop prices.



## **Scope of Evaluation in Oklahoma**

F&M has only one AA which consists of three CTs in Major County in the state of Oklahoma. The AA received a full-scope review. There are no limited-scope area reviews.

## **LENDING TEST**

The bank's performance under the Lending Test in Oklahoma is rated Satisfactory.

## **Conclusions for Area Receiving a Full-Scope Review**

Based on a full-scope review, the bank's performance in the Oklahoma non-MSA AA is good.

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

An analysis of the geographic distribution of loans sampled would not be meaningful as there are no low- or moderate-income census tracts in the AA.

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

The bank exhibits a reasonable distribution of loans to individuals of different income levels and businesses of different sizes, given the product lines offered by the bank.

### ***Small Loans to Businesses***

Refer to Table R in Appendix D for the facts and data used to evaluate the borrower distribution of the bank's originations and purchases of small loans to businesses.

The percentage of bank loans to businesses with revenues of less than or equal to \$1 million exceeded the percentage of businesses identified as having revenues of less than or equal to \$1 million and exceeded the aggregate lending to those businesses.

### ***Small Loans to Farms***

Refer to Table T in Appendix D for the facts and data used to evaluate the borrower distribution of the bank's originations and purchases of small loans to farms.

The percentage of bank loans to farms with revenues of less than or equal to \$1 million slightly exceeded the percentage of farms identified as having revenues of less than or equal to \$1 million and exceeded the aggregate lending to those farms.

## **Responses to Complaints**

There were no complaints related to F&M's CRA performance within Oklahoma.

## 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>	1/1/2019 to 12/31/2021	
<b>Bank Products Reviewed:</b>	Small Business Small Farm	
<b>Affiliate(s)</b>	<b>Affiliate Relationship</b>	<b>Products Reviewed</b>
None		
<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>
<b>State – Oklahoma</b>		
Oklahoma non-MSA	Full-Scope	Major County

### Appendix B: Summary of MMSA and State Ratings

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RATINGS F&M	
Overall Bank:	Lending Test Rating
F&M	Satisfactory
MMSA or State:	
Oklahoma	Satisfactory

## 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 an 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:** 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 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 R. Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenue** - Compares the percentage distribution of the number of small loans (loans less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to: 1) the percentage distribution of businesses with revenues of greater than \$1 million; and, 2) the percentage distribution of businesses for which revenues are not available. The table also presents aggregate peer small business data for the years the data is available.

**Table T. Assessment Area Distribution of Loans to Farms by Gross Annual Revenues** - Compares the percentage distribution of the number of small loans (loans less than or equal to \$500 thousand) originated and purchased by the bank to farms with revenues of \$1 million or less to: 1) the percentage distribution of farms with revenues of greater than \$1 million; and, 2) the percentage distribution of farms for which revenues are not available. The table also presents aggregate peer small farm data for the years the data is available.



<b>Table R: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues</b>											<b>2019-21</b>
Assessment Area:	Total Loans to Small Businesses				Businesses with Revenues <= 1MM			Businesses with Revenues > 1MM		Businesses with Revenues Not Available	
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	% Businesses	% Bank Loans
Major County	20	1,266	100	94	80.7	85	38.3	6.5	15	12.8	--
<b>Total</b>	<b>20</b>	<b>1,266</b>	<b>100</b>	<b>94</b>	<b>80.7</b>	<b>85</b>	<b>38.3</b>	<b>6.5</b>	<b>15</b>	<b>12.8</b>	<b>--</b>
<i>Source: 2020 D&amp;B Data; 01/01/2019 - 12/31/2021 Bank Data; 2020 CRA Aggregate Data, "--" data not available.                      Due to rounding, totals may not equal 100.0%</i>											

<b>Table T: Assessment Area Distribution of Loans to Farms by Gross Annual Revenues</b>											<b>2019-21</b>
Assessment Area:	Total Loans to Farms				Farms with Revenues <= 1MM			Farms with Revenues > 1MM		Farms with Revenues Not Available	
	#	\$	% of Total	Overall Market	% Farms	% Bank Loans	Aggregate	% Farms	% Bank Loans	% Farms	% Bank Loans
Major County	20	1,310	100	26	98.9	100	50.0	0.0	0.0	1.1	--
<b>Total</b>	<b>20</b>	<b>1,310</b>	<b>100</b>	<b>26</b>	<b>98.9</b>	<b>100</b>	<b>50.0</b>	<b>0.0</b>	<b>0.0</b>	<b>1.1</b>	<b>--</b>
<i>Source: 2020 D&amp;B Data; 01/01/2019 - 12/31/2021 Bank Data; 2020 CRA Aggregate Data, "--" data not available.                      Due to rounding, totals may not equal 100.0%</i>											