



## **PUBLIC DISCLOSURE**

March 16, 2020

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

Newport Federal Bank  
Charter Number 702892

170 West Broadway  
Newport, TN 37821

Office of the Comptroller of the Currency

320 Seven Springs Way  
Suite 310  
Brentwood, TN 37027

**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 bank exhibits a reasonable geographic distribution of loans.
- The bank exhibits a reasonable distribution of loans to borrowers of different income levels.
- The bank's average loan-to-deposit ratio over the evaluation period is reasonable.
- A majority of the bank's loans by count, and dollar amount are originated inside the assessment area.
- There were no CRA-related complaints during the evaluation period.

### Loan-to-Deposit Ratio

Considering Newport Federal Bank's (Newport Federal or bank) size, financial condition, and the credit needs of its assessment area (AA), the bank's loan-to-deposit (LTD) ratio is reasonable. The quarterly average LTD ratio, calculated on a bank-wide basis, for Newport Federal was 54.9 percent for the sixteen quarters ending September 2019. Newport Federal's LTD ratio had a quarterly high of 57.3 percent at September 30, 2018, and a quarterly low of 52.6 percent at September 30, 2016. We compared Newport Federal's LTD ratio to other banks in the state of Tennessee with total assets ranging from \$150 million to \$250 million for the same 16 quarter period. For this period, the LTD ratio for these similarly situated institutions averaged 74.08 percent and ranged from a quarterly low average of 35.28 percent to a quarterly high average of 100.38 percent.

The bank's LTD is also impacted by a limited number of qualified borrowers in the AA based on a high level of poverty in the AA as well as competition for qualified borrowers by other banks and non-bank entities (such as Lowland Credit Union and Quicken Mortgage).

### Lending in Assessment Area

A majority of the bank's residential mortgage loan originations are originated inside the AA. The bank originated 58.9 percent by number and 57.1 percent by dollar volume inside the AA during the evaluation period, based on a sample of loans for the three-year period ended December 31, 2019. This lending distribution analysis, as determined by a loan sample, is performed at the bank level rather than at the AA level.

The total dollar amount of loans sampled in the table below differs slightly from other tables throughout the report. This difference is due to the loan sampling methodology used. The initial sample included 90 residential mortgage loans, 30 loans for each of the calendar years 2017, 2018, and 2019. These 90 loans were then used to determine the percent of loans originated inside the bank's AA, as seen in the table below. Once lending inside and outside the AA was determined, the loans outside the AA were discarded and an additional 37 residential mortgage loans were sampled to ensure an adequate sample size within the AA. Only loans made inside the AA are considered in the analysis of geographic and income distribution of loans.

<b>Lending Inside and Outside of the Assessment Area</b>										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage	53	58.9	37	41.1	90	5,366	57.1	4,038	42.9	9,404
Total	53	58.9	37	41.1	90	5,366	57.1	4,038	42.9	9,404

## Description of Institution

Newport Federal is a federally chartered, stock savings bank established in 1934 and headquartered in Newport, Tennessee, which is located within Cocke County. Cocke County is the bank's sole assessment area. The bank is wholly owned by United Tennessee Bankshares, Inc. (UTBI), a unitary, non-diversified savings and loan holding company. There are no bank affiliates or subsidiaries to be considered for activities that would relate to evaluating the bank's performance. There have been no changes in the institution's corporate structure, and no offices have opened or closed since the last Community Reinvestment Act (CRA) performance evaluation dated November 18, 2015, when the bank received a "Satisfactory" rating. The institution's main office and two branches are located in Newport, Tennessee, and offer operating hours that are reasonable to meet customer needs. The bank operates two automated teller machines located at branches, and customers have access to their accounts through internet, telephone and mobile banking services, which include transfers between bank accounts, review of account balances or transactions, and bill-pay capability. Newport Federal serves its community with traditional financial products and services, with a focus on residential mortgage lending and deposit acceptance. The bank also offers other loan types, such as commercial and consumer loans. Management originates mobile home loans in an additional effort to meet the demand for affordable housing in Cocke County and surrounding counties. Newport Federal is the primary bank operating in the area that lends on mobile homes with land and provides rates comparable to mortgage loan rates. Newport Federal originated 152 mobile home loans totaling \$12.4 million dollars during the three-year loan review period ended December 31, 2019.

As of December 31, 2019, the bank reported total assets of \$211.7 million. The gross loan portfolio totaled \$108.1 million, representing 51.1 percent of total assets. Residential, first mortgage loans of \$82.5 million represent a significant portion of the gross loan portfolio at 76.3 percent as of December 31, 2019, based on the December 31, 2019 Report of Condition. Total investments were \$94.7 million or 44.8 percent of total assets. Tier 1 Capital was 11.1 percent as of December 31, 2019. There are no known financial or legal impediments that would affect Newport Federal's ability to meet the credit needs of its community.

## **Scope of the Evaluation**

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

We completed a full-scope review of Newport Federal's CRA performance in its only AA under the Small Bank performance criteria, which includes a Lending Test. The bank was reviewed utilizing the Small Bank test based on the bank having assets less than \$326 million as of December 31 of either of the prior two calendar years ended 2019. The Lending Test evaluates the bank's record of meeting the credit needs of the bank's AA through its lending activities. Our evaluation period covers October 2015 through December 2019, with an emphasis on lending activity from January 1, 2017, through December 31, 2019. The bank's primary loan product is residential first lien mortgages. Because the bank is not a Home Mortgage Disclosure Act (HMDA) reporter, the assessment is based on a sample of residential first lien loans originated during the evaluation period.

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

Newport Federal's sole AA, Cocke County, Tennessee, received a full-scope review.

### **Ratings**

The bank's overall rating is based entirely on the full-scope review of the Cocke County AA.

## **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 Tennessee

#### CRA rating for the State of Tennessee: Satisfactory

#### The Lending Test is rated: Satisfactory

The major factors that support this rating include:

- The bank exhibits a reasonable geographic distribution of loans.
- The bank exhibits a reasonable distribution of loans to borrowers of different income levels.
- The bank's average loan-to-deposit ratio over the evaluation period is reasonable.
- A majority of the bank's loans by count, and dollar amount are originated inside the assessment area.
- There were no CRA-related complaints during the evaluation period.

#### Description of Institution's Operations in Tennessee

Newport Federal's AA includes the total area of Cocke County, Tennessee. The AA meets regulatory requirements and does not reflect illegal discrimination or arbitrarily exclude low- or moderate-income areas. This rural AA is located approximately 50 miles northeast of Knoxville, Tennessee just off Interstate 40 and not included in a Metropolitan Statistical Area (MSA). The AA consists of all nine census tracts (CTs) in Cocke County, Tennessee. None of the CTs had a change in income classification during the evaluation period. Four CTs are classified as moderate-income CTs, four CTs are middle-income CTs, and the remaining tract is classified as unknown (it is part of the Great Smoky Mountain National Park area). The middle-income CTs were included on the list of distressed or underserved nonmetropolitan middle-income geographies issued by the federal banking agencies for all three years ended December 31, 2019, based on poverty. The AA has no designated low-income or upper-income CTs. All three of Newport Federal's office locations are located in moderate-income CTs of the AA, with ATMs at two of the office locations.

Economic conditions in the AA have been unfavorable, but improving, when compared to the state unemployment rates. According to the U.S. Bureau of Labor Statistics, the unemployment rate in the AA steadily declined throughout the evaluation period, averaging 5.3 percent in 2017, 4.7 percent in 2018, and 4.5 percent in 2019. The unemployment rate in the AA was higher than the overall state of Tennessee unemployment rate which averaged 3.8 percent, 3.5 percent, and 3.4 percent during the same respective periods. Some of the largest employers in the AA include Cocke County Schools, ConAgra Foods, Walmart, Newport Medical Center, Cocke County Government, and Food City Grocers. The population in Cocke County is approximately 36 thousand. Approximately 22 percent of the families within the AA have income below the poverty level, which is significantly higher than the national poverty level of approximately 12 percent.

Newport Federal encounters substantial competition for loans and deposits from many larger banks with a presence in the AA. According to the June 30, 2019, FDIC Deposit Market Share Report, Newport Federal is one of five financial institutions with offices in Cocke County, Tennessee. The other four institutions within the AA, with a more significant overall level of total assets and offices, are First Tennessee Bank NA, US Bank NA, Commercial Bank, and Tennessee State Bank. As of June 30, 2019, these institutions held approximately \$532 million in combined deposits within the AA. Newport Federal has the largest deposit market share in the AA with 35.3 percent of the total deposits.

We performed two separate community contacts within Cocke County to determine credit needs. Both community contacts, a government official within Cocke County and an officer for a community organization promoting business within Cocke County, indicated that local banks including Newport Federal were addressing local borrower needs based on lending and services offered to low- and moderate-income individuals/families. Both community contacts indicated that affordable housing, such as public housing, subsidized housing, as well as mobile home locations for low- and moderate-income individuals/families, was fully occupied and more was needed.

## Demographic Data

The following table provides a summary of the demographics that include housing and business information for the AA.

Table A – Demographic Information of the Assessment Area						
Assessment Area: Cocke County AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	9	0.0	44.4	44.4	0.0	11.1
Population by Geography	35,321	0.0	51.7	48.3	0.0	0.0
Housing Units by Geography	17,387	0.0	50.3	49.7	0.0	0.1
Owner-Occupied Units by Geography	10,115	0.0	46.9	53.1	0.0	0.0
Occupied Rental Units by Geography	4,595	0.0	62.4	37.6	0.0	0.0
Vacant Units by Geography	2,677	0.0	42.3	57.2	0.0	0.5
Businesses by Geography	1,591	0.0	63.1	36.8	0.0	0.1
Farms by Geography	68	0.0	48.5	51.5	0.0	0.0
Family Distribution by Income Level	9,838	29.8	16.3	18.8	35.1	0.0
Household Distribution by Income Level	14,710	32.1	16.1	16.0	35.8	0.0
Median Family Income Non-MSAs - TN		\$46,066	Median Housing Value			\$104,779
			Median Gross Rent			\$538
			Families Below Poverty Level			22.3%
<i>Source: 2015 ACS Census and 2019 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 Evaluation in Tennessee

Newport Federal has only one AA, Cocke County, Tennessee. We performed a full-scope review of performance in the AA. The designated AA is reasonable given the Bank's size and financial condition, and the credit needs of the AA. The bank's primary loan product is residential, first lien mortgages. The assessment of the bank's lending performance is based on a sample of loans selected from the residential mortgage loan originations. The bank's overall rating for Tennessee is a based entirely on the full-scope review of the bank's sole AA, which is Cocke County, Tennessee.

## **LENDING TEST**

The bank's performance under the Lending Test in Tennessee is rated Satisfactory. The bank's lending performance in the state of Tennessee is reasonable based on the full-scope review of Cocke County.

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

The bank exhibits reasonable geographic distribution of loans in the state of Tennessee.

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

Refer to Table O of appendix D for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations.

Our analysis of the geographic distribution of home mortgage loans is based on analysis of loan activity within moderate-income CTs. Because there are no low-income CTs in the AA, no analysis is performed for lending in low-income CTs.

In 2018-2019, the bank's home mortgage lending to borrowers in moderate-income CTs is near to the proportion of owner-occupied housing located in moderate-income CTs and is above the proportion of aggregate lending by all lenders in moderate-income CTs. In 2017, the proportion of the bank's home mortgage lending to borrowers in moderate-income CTs is near to the proportion of owner-occupied housing located in moderate-income CTs and exceeds the proportion of aggregate lending by all lenders in moderate-income CTs.

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

The bank exhibits a reasonable distribution of loans to individuals of different income levels in the state of Tennessee.

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

Refer to Table P of appendix D for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations.

In 2018-2019, the bank's home mortgage lending to low-income borrowers is below the proportion of low-income families but exceeds the proportion of aggregate lending by all lenders to low-income borrowers. The bank's home mortgage lending to moderate-income borrowers exceeds both the proportion of moderate-income families and the proportion of aggregate lending by all lenders to moderate-income borrowers.

In 2017, the bank's performance is consistent with 2018-2019. The bank's home mortgage lending to low-income borrowers is below the proportion of low-income families and near to the proportion of aggregate lending by all lenders to low-income borrowers. The bank's home mortgage lending to moderate-income borrowers exceeds both the proportion of moderate-income families and the proportion of aggregate lending by all lenders to moderate-income borrowers.

## **Responses to Complaints**

No complaints related to the bank's CRA performance were received during the evaluation period.

## 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>	01/01/2017 – 12/31/2019	
<b>Bank Products Reviewed:</b>	Home mortgage loans	
<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 of Tennessee</b>		
Cocke County AA	Full-Scope	The AA includes Cocke County, Tennessee, in its entirety.

## Appendix B: Summary of State Ratings

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<b>RATINGS: Newport Federal Bank</b>	
<b>Overall Bank:</b>	<b>Lending Test Rating</b>
Newport Federal Bank	Satisfactory
<b>State:</b>	
Tennessee	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 a bank's record of meeting the credit needs of its entire community, including low- and moderate-income 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 performance evaluation.

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.
- Table Q. Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography** - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses that were originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) in those geographies. Because aggregate small business data are not available for geographic areas smaller than counties, it may be necessary to compare bank loan data to aggregate data from geographic areas larger than the bank’s assessment area.
- 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 S. Assessment Area Distribution of Loans to Farms by Income Category of the Geography** - The percentage distribution of the number of small loans (less than or equal to \$500,000) to farms originated and purchased by the bank in low-, moderate-, middle-,

and upper-income geographies compared to the percentage distribution of farms (regardless of revenue size) throughout those geographies. The table also presents aggregate peer data for the years the data is available. Because aggregate small farm data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.

- 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.
- Table U. Assessment Area Distribution of Consumer 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 households in those geographies.
- Table V. Assessment Area Distribution of Consumer 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 households by income level in each MMSA/assessment area.

Table O : Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																			2017
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
Cocke County AA	30	3,292	100.0	536	0.0	0.0	0.0	46.9	46.7	45.9	53.1	53.3	54.1	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total</b>	<b>30</b>	<b>3,292</b>	<b>100.0</b>	<b>536</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>46.9</b>	<b>46.7</b>	<b>45.9</b>	<b>53.1</b>	<b>53.3</b>	<b>54.1</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Source: 2015 ACS Census; 01/01/2018 - 12/31/2019 Loan Sample; 2018 HMDA Aggregate Data, "--" data not available.  
Due to rounding, totals may not equal 100.0

Table O : Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																			2018-19
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
Cocke County AA	60	6,113	100.0	520	0.0	0.0	0.0	46.9	45.0	41.5	53.1	55.0	58.5	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total</b>	<b>60</b>	<b>6,113</b>	<b>100.0</b>	<b>520</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>46.9</b>	<b>45.0</b>	<b>41.5</b>	<b>53.1</b>	<b>55.0</b>	<b>58.5</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Source: 2015 ACS Census; 01/01/2018 - 12/31/2019 Loan Sample; 2018 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</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
Cocke County AA	30	3,292	100.0	536	29.8	6.7	7.1	16.3	26.7	18.7	18.8	20.0	21.6	35.1	46.7	35.1	0.0	0.0	17.5
<b>Total</b>	<b>30</b>	<b>3,292</b>	<b>100.0</b>	<b>536</b>	<b>29.8</b>	<b>6.7</b>	<b>7.1</b>	<b>16.3</b>	<b>26.7</b>	<b>18.7</b>	<b>18.8</b>	<b>20.0</b>	<b>21.6</b>	<b>35.1</b>	<b>46.7</b>	<b>35.1</b>	<b>0.0</b>	<b>0.0</b>	<b>17.5</b>

*Source: 2015 ACS Census; 01/01/2018 - 12/31/2019 Loan Sample; 2018 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>2018-19</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
Cocke County AA	60	6,113	100.0	520	29.8	10.0	7.5	16.3	25.0	18.5	18.8	20.0	23.3	35.1	43.3	32.9	0.0	1.7	17.9
<b>Total</b>	<b>60</b>	<b>6,113</b>	<b>100.0</b>	<b>520</b>	<b>29.8</b>	<b>10.0</b>	<b>7.5</b>	<b>16.3</b>	<b>25.0</b>	<b>18.5</b>	<b>18.8</b>	<b>20.0</b>	<b>23.3</b>	<b>35.1</b>	<b>43.3</b>	<b>32.9</b>	<b>0.0</b>	<b>1.7</b>	<b>17.9</b>

*Source: 2015 ACS Census; 01/01/2018 - 12/31/2019 Loan Sample; 2018 HMDA Aggregate Data, "--" data not available.  
Due to rounding, totals may not equal 100.0*