



## **PUBLIC DISCLOSURE**

July 30, 2019

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

First National Bank and Trust Company of Weatherford, OK  
Charter Number 15407

1100 E Main St,  
Weatherford, OK

Office of the Comptroller of the Currency  
The Harvey Parkway Building  
301 NW 63rd St., Suite 490  
Oklahoma City, OK 73116

**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 major factors that support this rating include:

- The loan-to-deposit (LTD) ratio is outstanding and exceeds the standards for satisfactory performance.
- First National Bank and Trust Company of Weatherford's (hereafter "FNB" or "the bank") loans originated a majority of its loans within their assessment area (AA).
- The bank's distribution to small farms and small businesses of different incomes reflects excellent dispersion and is outstanding.
- The bank's distribution to small farms and small businesses in different geographies reflects reasonable dispersion and is satisfactory.

## Description of Institution

FNB is a community bank headquartered in Weatherford, Oklahoma. FNB is 100 percent owned by First National Bancshares of Weatherford, Inc.; a one-bank holding company. FNB is affiliated by common ownership with Cordell Abstract, LLC, in Cordell, Oklahoma.

The main bank and drive-in facility are located at 1100 East Main Street in Weatherford, Oklahoma. FNB operates five full service branches and drive-in facilities that are located at 120 South Market, Cordell, Oklahoma; 1107 North Broadway, Hinton, Oklahoma; 301 Woolsey Avenue, Morrison, Oklahoma; 2100 East 6<sup>th</sup>, Stillwater, Oklahoma; and 4611 West 6<sup>th</sup>, Stillwater, Oklahoma. Automated Teller Machines (ATMs) are located at each bank location except Cordell and that ATM is located one block away at 120 South Glenn English. There are two additional ATMs in Weatherford, Oklahoma, located at 1101 North Washington and 100 Campus Drive in the Southwestern Oklahoma State University (SWOSU) Student Union. No other locations have been opened or closed since the previous CRA evaluation.

FNB's primary focus is to serve commercial and agricultural customers in Weatherford, Cordell, Hinton, Stillwater, and Morrison, and the surrounding areas. The primary strategy in western Oklahoma is small business and agricultural lending, while Stillwater's primary strategy is small business lending. FNB meets these needs by providing traditional loan and deposit products and services, as well as 24 hour account access by telephone, internet banking, and mobile banking through their smart phone app. The bank will work with borrowers to obtain SBA and FHA government guaranteed loans; however, the demand has been low. FNB has trust powers; however, the powers are not exercised. Requests for trust services are referred to another financial institution with trust powers.

As of December 31, 2018, the bank's total assets were \$248 million, of which \$205 million, or 90 percent, consists of various types of loans to small farms, businesses, and individuals. Specifically, the bank's loan portfolio consists of the following:

Loan Type	\$ (000's)	% of Portfolio
Commercial and Commercial Real Estate	\$ 102,017	49.71%
Farmland and Agriculture	\$ 45,768	22.30%
1-4 Family Mortgage	\$ 20,426	9.95%
Construction and Development	\$ 18,181	8.86%
Multi Family	\$ 12,838	6.26%
Individual	\$ 4,516	2.20%
Municipal Loans	\$ 1,328	0.65%
Other	\$ 151	0.07%
Total	\$ 205,225	100.00%

There are no legal, financial, or other factors impeding the bank's ability to help meet the credit needs of the AAs. FNB is involved in and provides support to meet the community's financial needs. The bank received an overall rating of "*Satisfactory*" at the last CRA evaluation dated July 13, 2015.

## Scope of the Evaluation

### Evaluation Period/Products Evaluated

The full-scope review of FNB's non-MSA AA included a random sample of small business and small farm loans originated between January 1, 2016 and December 31, 2018. The small business sample consisted of commercial real estate loans and the small farm sample consisted of agricultural and farmland/ranchland loans.

This Performance Evaluation is based on 2010 U.S. Census data and the updated 2015 American Community Survey (ACS) demographic information. Our review included a sample of small business and small farm loans originated in 2016 with a separate assessment based on small business and small farm loans originated in 2017 and 2018. The 2016 samples are compared to 2010 Census Data information, whereas the 2017 and 2018 samples are based on updated information from the 2015 ACS U.S. Census.

### Selection of Areas for Full-Scope Review

The AA adopted by FNB consists of whole census tracts, does not reflect illegal discrimination, and does not arbitrarily exclude low- or moderate-income geographies. As of the examination, FNB's AA consisted of 24 census tracts; seven contiguous tracts in western Oklahoma in Weatherford, Cordell, Hinton, and surrounding areas and 17 contiguous tracts in northern Oklahoma in Stillwater, Morrison, and surrounding areas. In 2016, FNB's AA consisted of one low-income geography, no moderate-income geographies, fifteen middle-income geographies, and eight upper-income geographies. Of the 15 middle-income geographies, 11 were distressed nonmetropolitan areas. In 2017, income designations for census tracts were re-evaluated and resulted in changes to the make-up of FNB's AA based on updated 2015 ACS data. For 2017 and 2018, FNB's AA consisted of two low-income geographies, five moderate-income geographies, 10 middle-income geographies, and seven upper-income geographies. Of the 10 middle-income geographies, five were distressed nonmetropolitan areas.

We excluded one middle-income census tract in the AA, #3001 in Canadian County, from this review. This tract is in the Oklahoma City MSA and is contiguous with tracts #1616 and #1617 covering Hinton and the surrounding area of eastern Caddo County. The bank does not have a physical presence in this specific tract. We did not perform an evaluation of this AA as the data would not be meaningful.

## **Ratings**

The bank's overall rating is based on the bank's lending performance in the non-MSA AA. We gave equal weight to both small business and small farm lending as FNB's AA has multiple urban and rural areas. We gave more weight to the distribution of loans to businesses of different sizes based on revenue than the geographic distribution of loans. In 2016, the AA had one low-income census tract that included the Oklahoma State University (OSU) campus in Stillwater, OK, and no moderate-income census tracts. In 2017-2018, the AA had two low-income tracts comprised the OSU campus and a majority of non-owner occupied 1-4 family rental houses. The 2017-2018 evaluation period also had five moderate-income census tracts, of which four comprised residential and business areas in Stillwater and only one moderate-income census tract contained small farms. Refer to the Community Profile in Appendix B for detailed information on the make-up of FNB's AA and changes to the AA from 2016 to 2017.

## **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.

## Conclusions of Performance Tests

### LENDING TEST

This Performance Evaluation assesses FNB's performance focusing primarily on five performance criteria: the LTD ratio, lending in the AA, lending to borrowers of different incomes and to businesses of different sizes, geographic distribution of loans, and responses to CRA related complaints. We compared small business and small farm samples originated in 2016 to data from the 2010 U.S. Census. Similarly, we compared small farm and small business loans originated in 2017-2018 to data from the updated 2015 ACS U.S. Census.

To evaluate FNB's lending performance, random sample of 102 small business loans and 90 small farm loans originated in 2016 through 2018 were evaluated. Small business and small farm loans serve as FNB's primary loan products. Based on the analysis and consistent with available resources and capabilities, FNB is meeting the credit needs of the AA in a satisfactory manner. The bank's LTD is outstanding and exceeds the standard for satisfactory performance. The distribution of small business loans and small farm loans to individuals of different income levels and businesses of different sizes reflects excellent penetration and is outstanding. The geographic distribution of loans reflects a reasonable dispersion of loans to LMI geographies and reflects satisfactory performance.

### Loan-to-Deposit Ratio

The bank's LTD ratio is outstanding and exceeds the standard for satisfactory performance considering the bank's size, financial condition, and credit needs of the AA. As of December 31, 2018, FNB's LTD was 94.9 percent. FNB's average quarterly LTD from June 30, 2015 through December 31, 2018 was 90.4 percent. We compared FNB's LTD ratio to four other banks that also have banking operations in FNB's AA with total assets between \$100 million and \$310 million. The comparative banks LTD average combined quarterly LTD ratios ranged from a high of 91.4 percent to a low of 39.5 percent.

Bank	Total Assets \$000's (as of 12-31-2018)	Average loan-to-deposit ratio
First National Bank and Trust Company of Weatherford	253,698	90.43
Bank of Cushing	100,899	39.52
First Bank and Trust Company of Perry	151,768	64.96
Bank of Western Oklahoma in Elk City	301,131	91.36
First National Bank and Trust Company in Elk City	310,426	66.02

### Lending in Assessment Area

FNB's lending in their AA is satisfactory as the bank originated a majority of loans inside the AA. As shown in the table on the following page, the bank originated 77.8 percent of small farm loans and 53.9 percent of small business loans inside the AA.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Small Farm	70	77.8	20	22.2	90	6,668	76.2	2,078	23.8	8,746
Small Business	55	53.9	47	46.1	102	7,171	30.0	16,775	70.1	23,945
Total	125	65.1	67	34.9	192	13,839	42.3	18,853	57.7	32,691

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

Overall, the bank exhibits reasonable geographic distribution of loans in the AA, meeting the standards for satisfactory performance across the entire sample for this evaluation.

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

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

FNB had small business lending to LMI geographies in 2016. However, in 2016, the bank's AA contained one low-income tract that covered OSU campus in Stillwater and a few non-owner-occupied houses rented to students. There were no moderate-income tracts. Given the bank's primary lending products, there are minimal lending opportunities in the one low-income tract for small business lending.

In 2017-2018, FNB had reasonable dispersion to LMI geographies, meeting the standard for satisfactory performance. The updated 2015 ACS data shows that 8.9 percent of small businesses within the bank's AA are in a low-income geography and the bank originated 6.3 percent of loans from the sample in a low-income geography. The data showed that 24 percent of small businesses were located in a moderate-income geography and the bank originated 12.5 percent of sampled loans in a moderate-income geography.

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

Refer to Table S in Appendix D for the facts and data used to evaluate the geographic distribution of the bank's originations and purchases of small loans to farms.

In 2016 FNB's AA contained one low-income tract that covered OSU campus in Stillwater and a few non-owner-occupied houses rented to students. There were no moderate-income tracts. Given the bank's primary lending products and the location of this particular tract, there are minimal lending opportunities in the one low-income tract for small farm lending.

In 2017-2018 FNB had overall reasonable dispersion to LMI geographies, meeting the standard for satisfactory performance. The updated 2015 ACS data shows that 1.7 percent of small farms within the bank's AA are in a low-income geography and the bank originated 2.2 percent of loans from the sample in a low-income geography, reflecting excellent dispersion. The data showed that 8.5 percent of small

farms were located in a moderate-income geography and the bank originated 4.4 percent of sampled loans in a moderate-income geography, reflecting reasonable dispersion.

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

Overall, the bank exhibits excellent distribution of loans to businesses and farms of different sizes, exceeding the standard for satisfactory performance given the product lines offered by the bank. Due to the distribution of income geographies in the bank's AA, we gave more weight to the distribution of loans by income level of the borrower.

#### ***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 loans to small businesses.

The bank showed excellent penetration to small businesses with less than \$1 million in gross annual revenues in 2016. The 2010 Census data showed that 78.9 percent of businesses in the bank's AA had revenues less than \$1 million and the bank originated 100 percent of sampled loans to small businesses.

In 2017-2018, the bank showed excellent penetration to small businesses with less than \$1 million in revenues. The updated 2015 ACS data showed that 78.9 percent of businesses in the bank's AA had less than \$1 million in revenue and the bank originated 96 percent of sampled loans to small 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 loans to small farms.

The bank showed excellent penetration to small farms with less than \$1 million in revenues in 2016. The 2010 Census data showed that 98.8 percent of farms in the bank's AA had revenues less than \$1 million and the bank originated 100 percent of sampled loans to small farms.

In 2017-2018, the bank showed excellent penetration to small farms with less than \$1 million in revenues. The updated 2015 ACS data showed that 98.7 percent of farms in the bank's AA had revenues less than \$1 million and the bank originated 97.7 percent of sampled loans to small farms.

### **Responses to Complaints**

There were no consumer complaints regarding FNB's Community Reinvestment Act Performance 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”.

Time Period Reviewed:	January 1, 2016 to December 31, 2018	
Bank Products Reviewed:	Small business and small farm	
Affiliate(s)	Affiliate Relationship	Products Reviewed
N/A		
List of Assessment Areas and Type of Examination		
Rating and Assessment Areas	Type of Exam	Other Information
Oklahoma		
FNB Weatherford non-MSA AA	Full-scope	

## Appendix B: Community Profile for Full-Scope Areas

### Table A - Demographic Information of the Assessment Area for 2016

Assessment Area: FNBTC Weatherford 2018 AA

Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	24	4.2	0.0	62.5	33.3	0.0
Population by Geography	102,984	6.2	0.0	58.6	35.2	0.0
Housing Units by Geography	44,003	1.2	0.0	65.3	33.6	0.0
Owner-Occupied Units by Geography	21,594	0.1	0.0	56.4	43.5	0.0
Occupied Rental Units by Geography	16,181	2.2	0.0	75.6	22.2	0.0
Vacant Units by Geography	6,228	2.4	0.0	69.1	28.5	0.0
Businesses by Geography	5,954	2.8	0.0	61.7	35.5	0.0
Farms by Geography	501	1.2	0.0	48.7	50.1	0.0
Family Distribution by Income Level	21,804	17.4	15.5	18.4	48.8	0.0
Household Distribution by Income Level	37,775	27.3	15.3	14.7	42.8	0.0
Median Family Income Non-MSAs - OK		\$47,749	Median Housing Value			\$109,101
			Median Gross Rent			\$598
			Families Below Poverty Level			11.0%

Source: 2010 U.S. Census and 2016 D&B Data

Due to rounding, totals may not equal 100.0

(\*) The NA category consists of geographies that have not been assigned an income classification.

### Table A - Demographic Information of the Assessment Area for 2017-2018

Assessment Area: FNBTC Weatherford 2018 AA

Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	24	8.3	20.8	41.7	29.2	0.0
Population by Geography	106,463	8.7	20.1	35.9	35.3	0.0
Housing Units by Geography	46,083	6.3	22.4	36.8	34.5	0.0
Owner-Occupied Units by Geography	21,799	0.4	13.4	43.5	42.7	0.0
Occupied Rental Units by Geography	18,453	11.7	33.0	28.5	26.9	0.0
Vacant Units by Geography	5,831	11.4	22.2	38.3	28.0	0.0
Businesses by Geography	6,091	8.9	24.0	30.5	36.5	0.0
Farms by Geography	473	1.9	9.1	49.5	39.5	0.0
Family Distribution by Income Level	23,608	19.0	16.7	18.1	46.3	0.0
Household Distribution by Income Level	40,252	28.1	13.9	17.1	40.9	0.0
Median Family Income Non-MSAs - OK		\$51,698	Median Housing Value			\$128,677
			Median Gross Rent			\$738
			Families Below Poverty Level			12.8%

Source: 2015 ACS Census and 2018 D&B Data

Due to rounding, totals may not equal 100.0

(\*) The NA category consists of geographies that have not been assigned an income classification.

The above tables describe demographic and economic characteristics of the AA based on data from the 2010 US Census and the 2015 updated ACS Census.

The AA adopted by FNB meets the requirements of the CRA regulation. The AA consists of whole geographies, does not reflect illegal discrimination, and does not arbitrarily exclude low- or moderate-income geographies.

The AA includes 24 census tracts that are a combination of seven contiguous tracts in western Oklahoma and 17 contiguous tracts in northern Oklahoma. All of the census tracts are in non-MSA areas and were combined for evaluation purposes because they are homogeneous. The western Oklahoma portion of the AA includes census tract #9590 in Blaine County, census tracts #1616 and #1617 in Caddo County, census tracts #9606 and #9607 in Custer County, and census tracts #9651 and #9654 in Washita County. The northern Oklahoma portion of the AA includes census tracts #101.01-111.02 in Payne County and all of the census tracts in Noble County, #9566, #9569 - #9571. The portions of each county not included in the AA were excluded by the bank because of the distance from the bank's branches and the area is serviced by other financial institutions. The bank's AA did not change over the course of the evaluation period.

In 2016, census tract #104 was the only one considered a low-income tract and it is located in Stillwater in Payne County. This tract includes the Oklahoma State University and includes a very limited number of businesses or permanent residents. The other 23 census tracts consisted of zero moderate-income tracts, 15 middle-income tracts, and eight upper-income tracts. Of the 15 middle-income tracts, 11 are considered Distressed Nonmetropolitan tracts. The main bank, the Cordell, the Morrison, and the Stillwater West branches are located in upper-income census tracts. The Hinton and Stillwater East branches are located in middle-income census tracts.

In 2017, some income designations for census tracts changed with the release of the updated 2015 American Census Survey data. For 2017-2018 the bank's income designations in their AA changed to two low-income tracts, five moderate-income tracts, 10 middle-income tracts, and seven upper-income tracts. Census tracts #104 and #105 were the low-income tracts and are located in Stillwater in Payne County. These tracts include the Oklahoma State University campus and the residential area directly to the east of the campus. This residential area contains many rental 1-4 family residences occupied by students and very few permanent residents. Census tracts #101.02, #106, #107, and #108 (located in Stillwater) and #9606 (located in Weatherford in Custer County) are the five moderate-income census tracts. The Stillwater census tracts are located along the east and southeast side of the low-income census tracts and contain a mix of rental 1-4 family residences and owner-occupied 1-4 family residences along with small businesses. The Weatherford census tract contains both owner-occupied 1-4 family residences and small businesses in the western part of town as well as small farms on the west side of town to the outskirts of Clinton. In 2017, 11 middle-income census tracts were Distressed Nonmetropolitan tracts. In 2018, five middle-income census tracts carried that designation.

Current economic conditions in Weatherford and the surrounding area are good and improving. Unemployment in Custer County was 2.3 percent as of May 2019, compared to 3.1 percent for the state of Oklahoma as of May 2019 and national unemployment rate of 3.8 percent as of March 2019. The major employers in the area are Devon Energy, SWOSU University, Weatherford Public Schools, and Weatherford Regional Hospital. However, most people commute to Yukon,

OK for work. The energy and industrial businesses are performing well. Energy prices nationally have stabilized and have allowed local energy and energy service companies to prosper and grow. This has led to new energy related buildings in the Weatherford industrial park and has spurred new home construction in the area. The community contact utilized for this evaluation stated that banks in Weatherford will work with anyone. They stated that one issue banks are having in the area is that many farmers and business owners have excess cash on hand, causing the demand for credit to decrease. Also, due to the low unemployment in the area, some businesses are having trouble meeting the increased demand on their businesses as they are having difficulty finding qualified employees.

Economic conditions in Stillwater and the surrounding area are also good. Unemployment in Payne County was 3 percent as of May 2019. Major employers in the area are OSU, Stillwater Medical Center, Stillwater Public Schools, and the City of Stillwater. Due to Stillwater being the home of OSU, it has allowed the area to develop a diverse industrial base. Some industries in Stillwater are aerospace, agribusiness, and software development. The students of OSU have also allowed Stillwater to be a regional shopping and entertainment hub for the area, and drawing patrons from the OKC metro area. Banks in Stillwater and the surrounding area have been receptive in filling the credit needs of the area with many large state and regional banks having multiple branches in the area.

FNB is heavily involved in the purchase of municipal bonds in their AA along with municipal bonds from around the state. Management of the bank is based in Weatherford and many of them are involved in the local Chamber of Commerce, Rotary Club, and other municipal function. The bank is a patron of the Stafford Air and Space Museum in Weatherford and has substantially contributed to the expansion of the museum.

## 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:** 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 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 Q: Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography** **2016**

Assessment Area:	Total Loans to Small Businesses			Low Income Tracts		Moderate-Income Tracts		Middle-Income Tracts		Upper-Income Tracts		Not Available-Income Tracts	
	#	\$	% of Total	% Businesses	% Bank Loans	% Businesses	% Bank Loans	% Businesses	% Bank Loans	% Businesses	% Bank Loans	% Businesses	% Bank Loans
FNB Weatherford	23	3,414	57.50	2.8	0.0	0.0	0.0	61.7	47.83	35.5	52.17	0.0	0.0
<b>Total</b>	<b>23</b>	<b>3,414</b>	<b>57.50</b>	<b>2.8</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>61.7</b>	<b>47.83</b>	<b>35.5</b>	<b>52.17</b>	<b>0.0</b>	<b>0.0</b>

Source: 2016 D&B Data; 01/01/2016 - 12/31/2016 Bank Data; "--" data not available.  
Due to rounding, totals may not equal 100.0

**Table Q: Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography** **2017-18**

Assessment Area:	Total Loans to Small Businesses			Low Income Tracts		Moderate-Income Tracts		Middle-Income Tracts		Upper-Income Tracts		Not Available-Income Tracts	
	#	\$	% of Total	% Businesses	% Bank Loans	% Businesses	% Bank Loans	% Businesses	% Bank Loans	% Businesses	% Bank Loans	% Businesses	% Bank Loans
FNB Weatherford	32	3,757	51.6	8.9	6.3	24.0	12.5	30.5	40.6	36.5	40.6	0.0	0.00
<b>Total</b>	<b>32</b>	<b>3,757</b>	<b>51.6</b>	<b>8.9</b>	<b>6.3</b>	<b>24.0</b>	<b>12.5</b>	<b>30.5</b>	<b>40.6</b>	<b>36.5</b>	<b>40.6</b>	<b>0.0</b>	<b>0.00</b>

Source: 2018 D&B Data; 01/01/2017 - 12/31/2018 Bank Data; "--" data not available.  
Due to rounding, totals may not equal 100.0

**Table S - Assessment Area Distribution of Loans to Farms by Income Category of the Geography** **2016**

Assessment Area:	Total Loans to Farms			Low Income Tracts		Moderate-Income Tracts		Middle-Income Tracts		Upper-Income Tracts		Not Available-Income Tracts	
	#	\$	% of Total	% Farms	% Bank Loans	% Farms	% Bank Loans	% Farms	% Bank Loans	% Farms	% Bank Loans	% Farms	% Bank Loans
FNB Weatherford	25	1,685	83.33	1.2	0.00	0.0	0.00	48.7	28.00	50.1	72.00	0.0	0.00
<b>Total</b>	<b>25</b>	<b>1,685</b>	<b>83.33</b>	<b>1.2</b>	<b>0.00</b>	<b>0.0</b>	<b>0.00</b>	<b>48.7</b>	<b>28.00</b>	<b>50.1</b>	<b>72.00</b>	<b>0.0</b>	<b>0.00</b>

Source: 2016 D&B Data; 01/01/2016 - 12/31/2016 Bank Data; "--" data not available.  
Due to rounding, totals may not equal 100.0

**Table S - Assessment Area Distribution of Loans to Farms by Income Category of the Geography** **2017-18**

Assessment Area:	Total Loans to Farms			Low Income Tracts		Moderate-Income Tracts		Middle-Income Tracts		Upper-Income Tracts		Not Available-Income Tracts	
	#	\$	% of Total	% Farms	% Bank Loans	% Farms	% Bank Loans	% Farms	% Bank Loans	% Farms	% Bank Loans	% Farms	% Bank Loans
FNB Weatherford	45	4,983	75.0	1.7	2.2	8.5	4.4	50.2	66.7	39.7	26.7	0.0	0.0
<b>Total</b>	<b>45</b>	<b>4,983</b>	<b>75.0</b>	<b>1.7</b>	<b>2.2</b>	<b>8.5</b>	<b>4.4</b>	<b>50.2</b>	<b>66.7</b>	<b>39.7</b>	<b>26.7</b>	<b>0.0</b>	<b>0.0</b>

Source: 2018 D&B Data; 01/01/2017 - 12/31/2018 Bank Data; "--" data not available.  
Due to rounding, totals may not equal 100.0

**Table R: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues** **2016**

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
FNB Weatherford	23	3,414	57.5	--	78.9	100.0	--	5.2	0.0	15.9	0.0
<b>Total</b>	<b>23</b>	<b>3,414</b>	<b>57.5</b>	<b>--</b>	<b>78.9</b>	<b>100.0</b>	<b>--</b>	<b>5.2</b>	<b>0.0</b>	<b>15.9</b>	<b>0.0</b>

Source: 2016 D&B Data; 01/01/2016 - 12/31/2016 Bank Data; "--" data not available.  
Due to rounding, totals may not equal 100.0

**Table R: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues** **2017-18**

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
FNB Weatherford	32	3,757	51.61	--	78.9	96.15	--	5.3	3.85	15.8	0.00
<b>Total</b>	<b>32</b>	<b>3,757</b>	<b>51.61</b>	<b>--</b>	<b>78.9</b>	<b>96.15</b>	<b>--</b>	<b>5.3</b>	<b>3.85</b>	<b>15.8</b>	<b>0.00</b>

Source: 2018 D&B Data; 01/01/2017 - 12/31/2018 Bank Data; "--" data not available.  
Due to rounding, totals may not equal 100.0

**Table T: Assessment Area Distribution of Loans to Farms by Gross Annual Revenues** **2016**

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
FNB Weatherford	25	1,685	83.3	--	98.8	100.0	--	0.4	0.0	0.8	0.0
<b>Total</b>	<b>25</b>	<b>1,685</b>	<b>83.3</b>	<b>--</b>	<b>98.8</b>	<b>100.0</b>	<b>--</b>	<b>0.4</b>	<b>0.0</b>	<b>0.8</b>	<b>0.0</b>

Source: 2016 D&B Data; 01/01/2016 - 12/31/2016 Bank Data; "--" data not available.  
Due to rounding, totals may not equal 100.0

**Table T: Assessment Area Distribution of Loans to Farms by Gross Annual Revenues** **2017-18**

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
FNB Weatherford	45	4,983	75.00	--	98.7	97.67	--	0.6	2.33	0.6	0.00
<b>Total</b>	<b>45</b>	<b>4,983</b>	<b>75.00</b>	<b>--</b>	<b>98.7</b>	<b>97.67</b>	<b>--</b>	<b>0.6</b>	<b>2.33</b>	<b>0.6</b>	<b>0.00</b>

Source: 2018 D&B Data; 01/01/2017 - 12/31/2018 Bank Data; "--" data not available.  
Due to rounding, totals may not equal 100.0