



CRA PUBLIC FILE

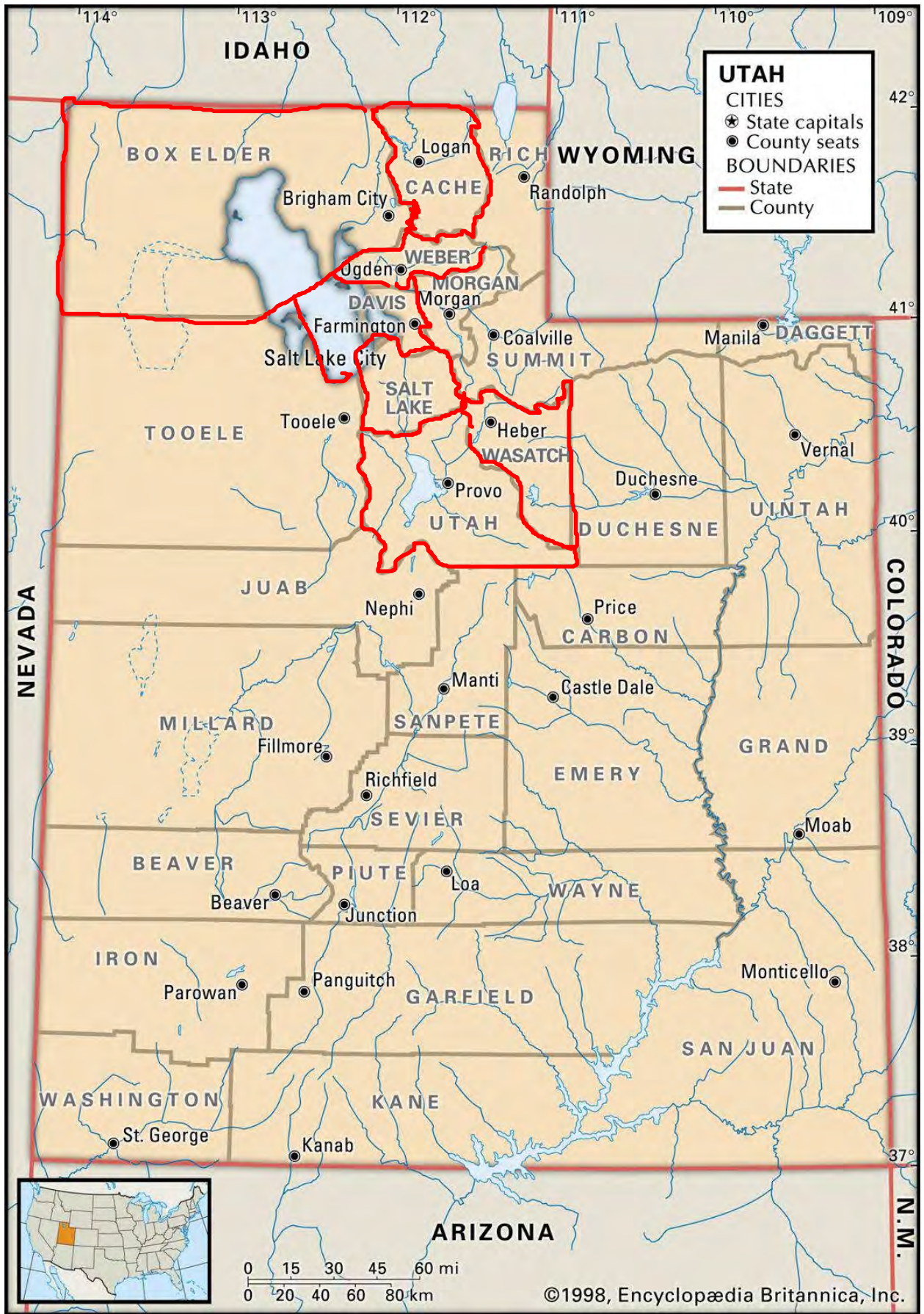


CRA Assessment Area

For purposes of evaluating the Bank's performance under the Community Reinvestment Act, the Bank describes its "assessment area" as any county in the State of Utah where the Bank maintains a full service operating branch. The Bank's assessment area includes the following whole counties which are part of the following MSA's:

County	MSA
Cache	Logan, UT-ID
Box Elder	Ogden-Clearfield, UT
Weber	Ogden-Clearfield, UT
Davis	Ogden-Clearfield, UT
Salt Lake	Salt Lake City, UT
Utah	Provo-Orem, UT
Wasatch	NA/(outside of MSA/MD)

Bank of Utah does not exclude from its assessment area any geographies or census tract in any of the above counties.





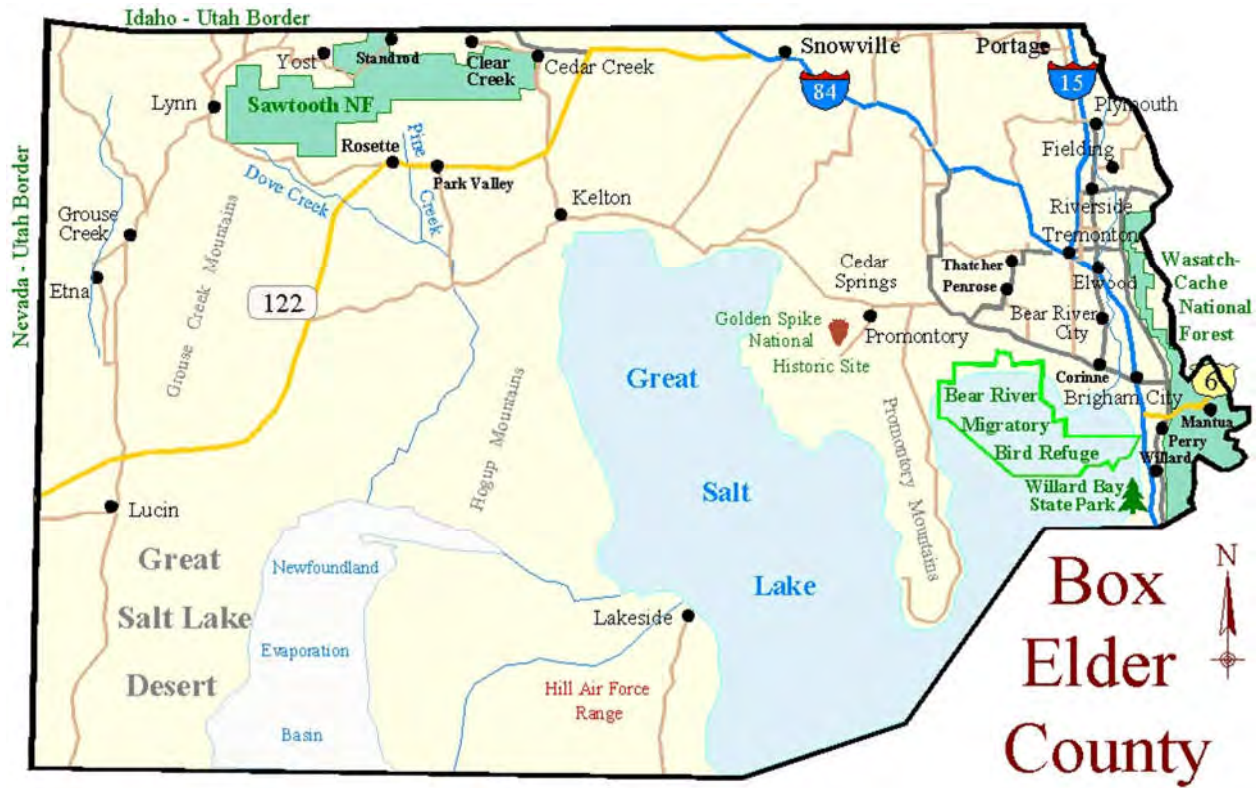
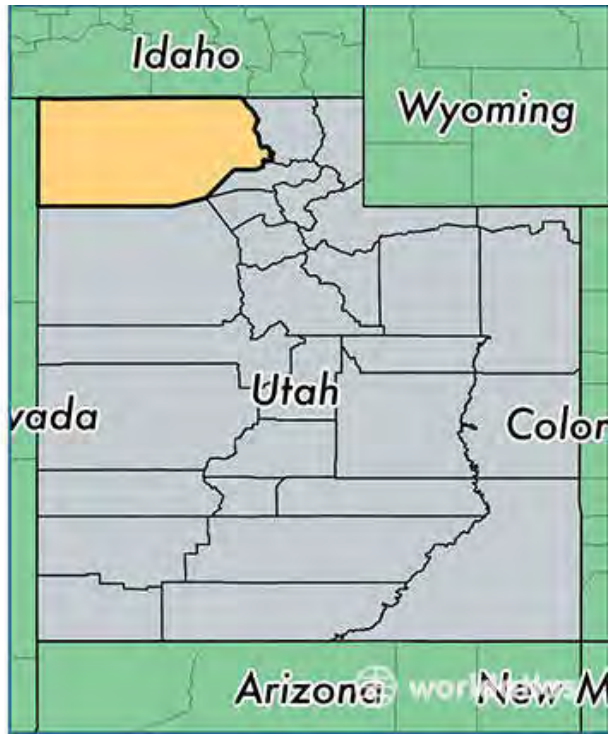
Maps of Bank of Utah's Assessment Area

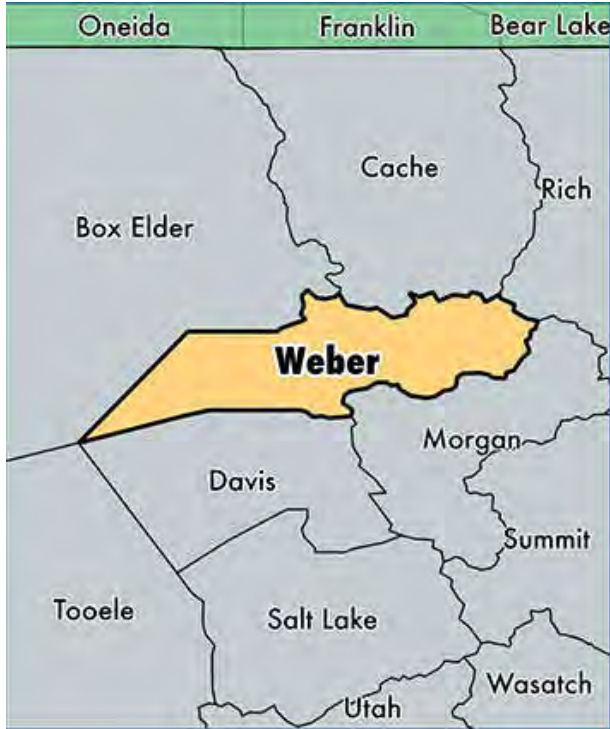
By County



Cache County







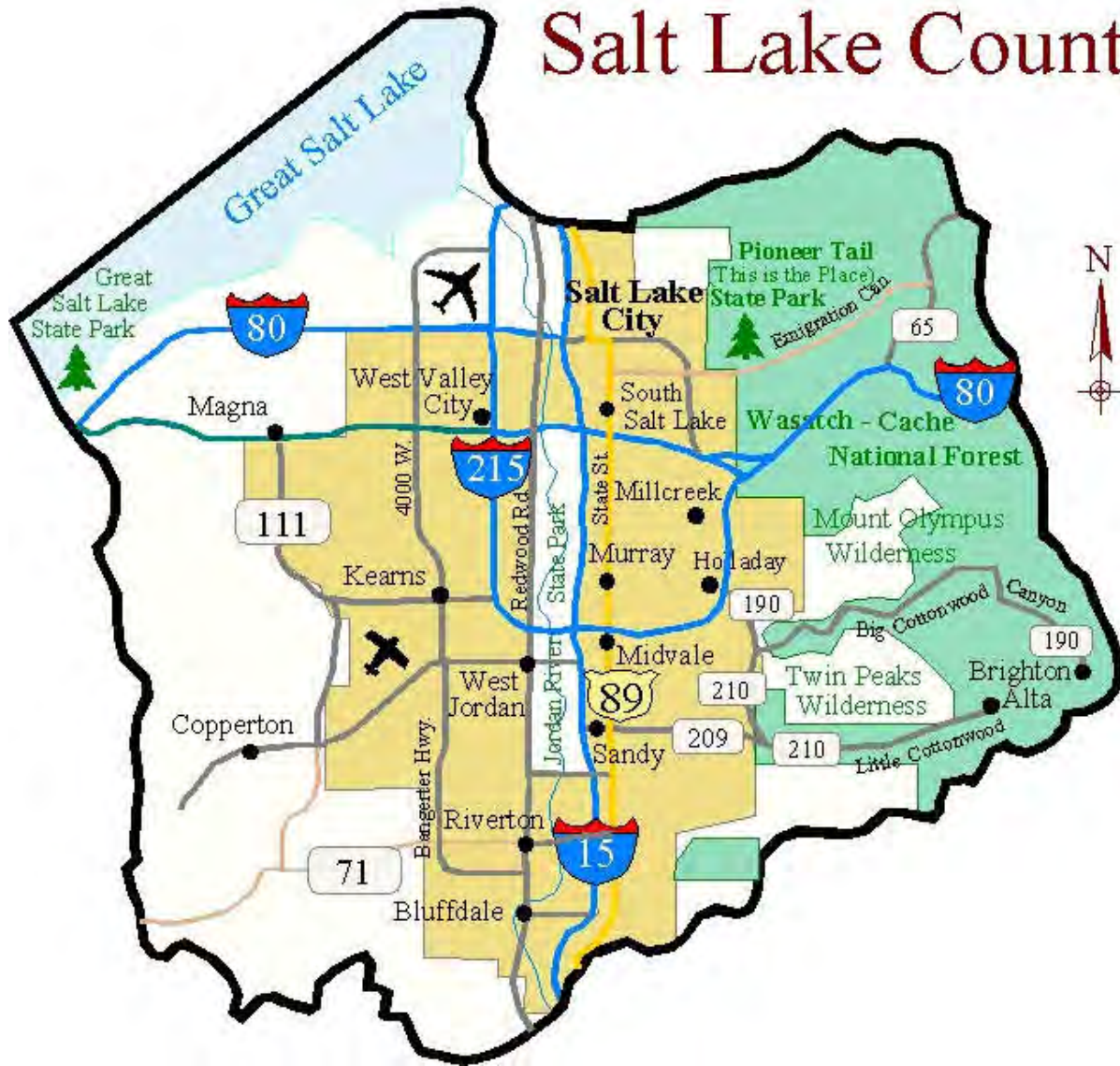


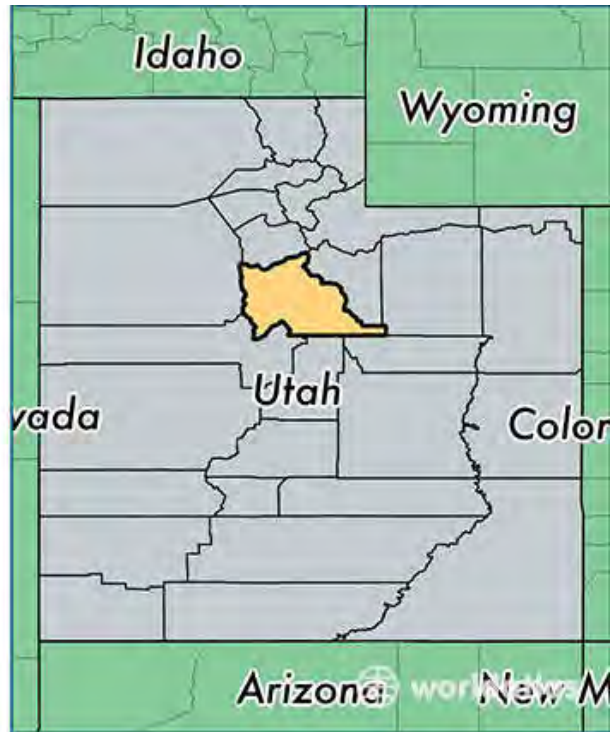
Davis County



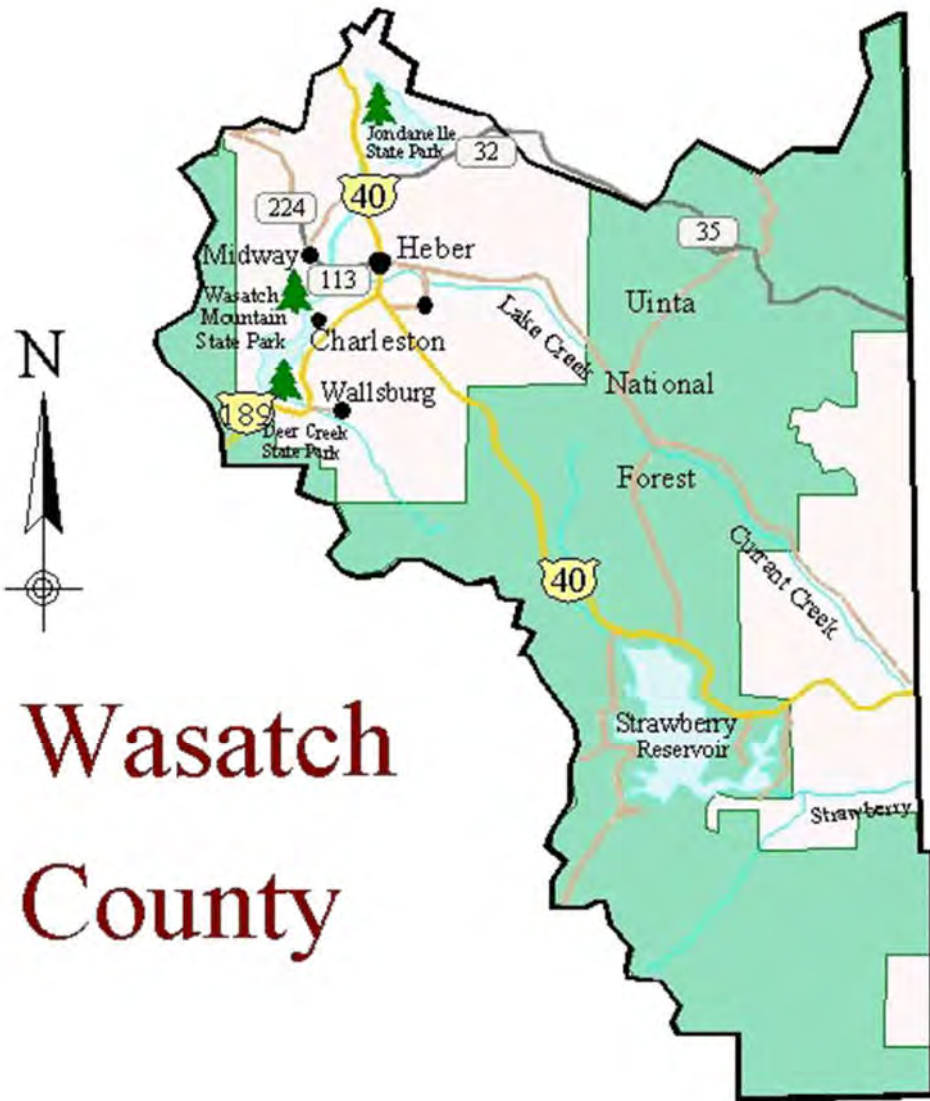


Salt Lake County

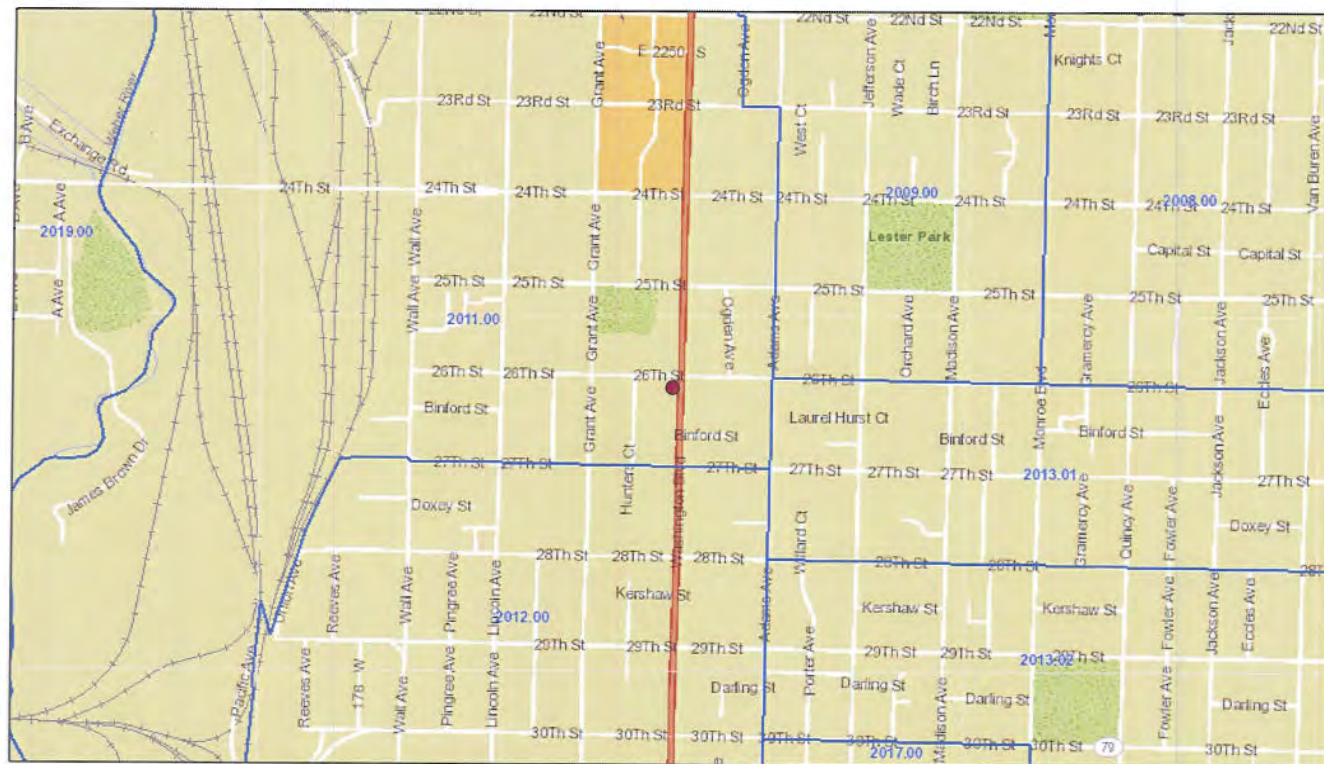








Wasatch County



● Matched Address: 2605 WASHINGTON BLVD, OGDEN, UT, 84401
MSA: 36260 - OGDEN-CLEARFIELD, UT || State: 49 - UTAH || County: 057 - WEBER COUNTY || Tract Code: 2011.00

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 2605 WASHINGTON BLVD, OGDEN, UT, 84401
 MSA: 36260 - OGDEN-CLEARFIELD, UT
 State: 49 - UTAH
 County: 057 - WEBER COUNTY
 Tract Code: 2011.00

Summary Census Demographic Information

Tract Income Level	Low
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
2018 Estimated Tract Median Family Income	\$33,254
2010 Tract Median Family Income	\$31,071
Tract Median Family Income %	43.30
Tract Population	1985
Tract Minority %	33.10
Tract Minority Population	657
Owner-Occupied Units	45
1- to 4- Family Units	219

Census Income Information

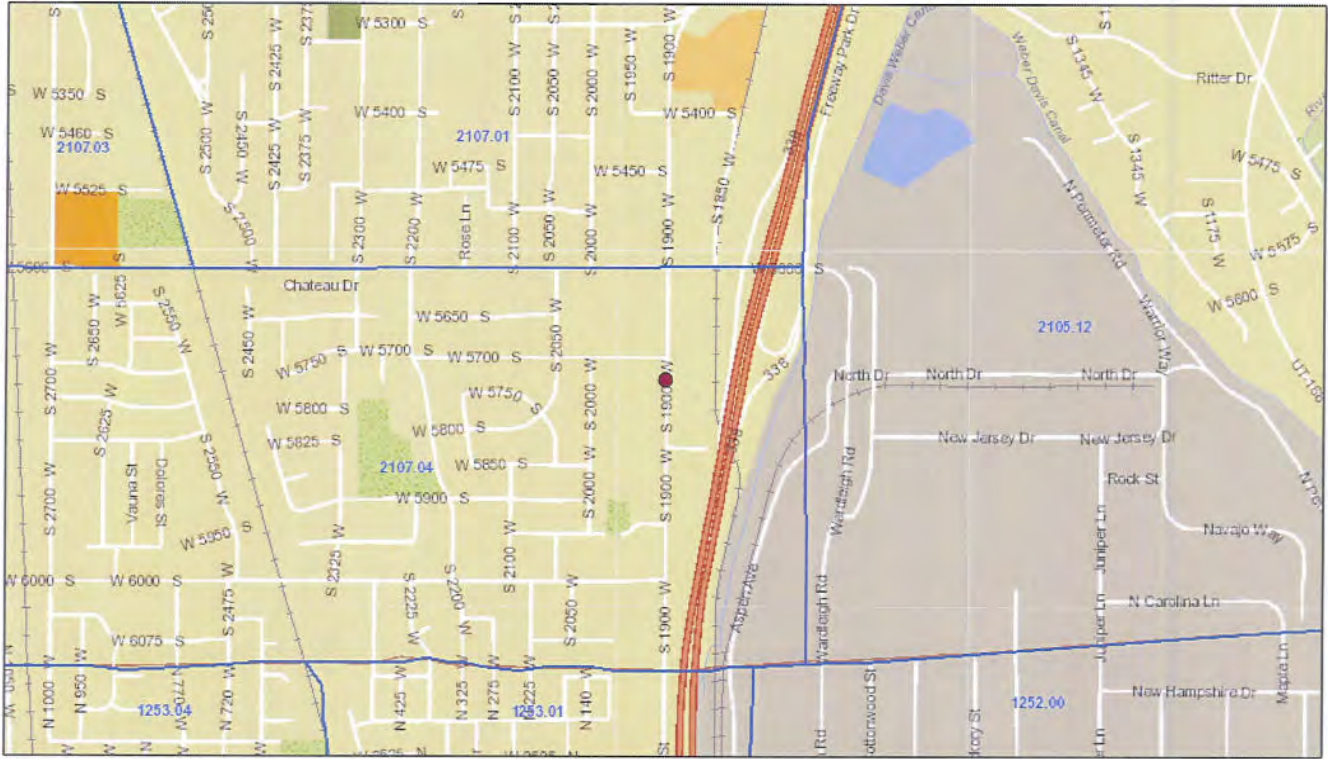
Tract Income Level	Low
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
% below Poverty Line	48.73
Tract Median Family Income %	43.30
2010 Tract Median Family Income	\$31,071
2018 Estimated Tract Median Family Income	\$33,254
2010 Tract Median Household Income	\$24,240

Census Population Information

Tract Population	1985
Tract Minority %	33.10
Number of Families	194
Number of Households	879
Non-Hispanic White Population	1328
Tract Minority Population	657
American Indian Population	64
Asian/Hawaiian/Pacific Islander Population	49
Black Population	169
Hispanic Population	368
Other/Two or More Races Population	7

Census Housing Information

Total Housing Units	1057
1- to 4- Family Units	219
Median House Age (Years)	42
Owner-Occupied Units	45
Renter Occupied Units	834
Owner Occupied 1- to 4- Family Units	38
Inside Principal City?	YES
Vacant Units	178



● Matched Address: 5729 S 1900 W, ROY, UT, 84067
 MSA: 36260 - OGDEN-CLEARFIELD, UT || State: 49 - UTAH || County: 057 - WEBER COUNTY || Tract Code: 2107.04

● Selected Tract
 MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 5729 S 1900 W, ROY, UT, 84067
 MSA: 36260 - OGDEN-CLEARFIELD, UT
 State: 49 - UTAH
 County: 057 - WEBER COUNTY
 Tract Code: 2107.04

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
2018 Estimated Tract Median Family Income	\$70,418
2010 Tract Median Family Income	\$65,784
Tract Median Family Income %	91.69
Tract Population	5620
Tract Minority %	21.96
Tract Minority Population	1234
Owner-Occupied Units	1558
1- to 4- Family Units	1891

Census Income Information

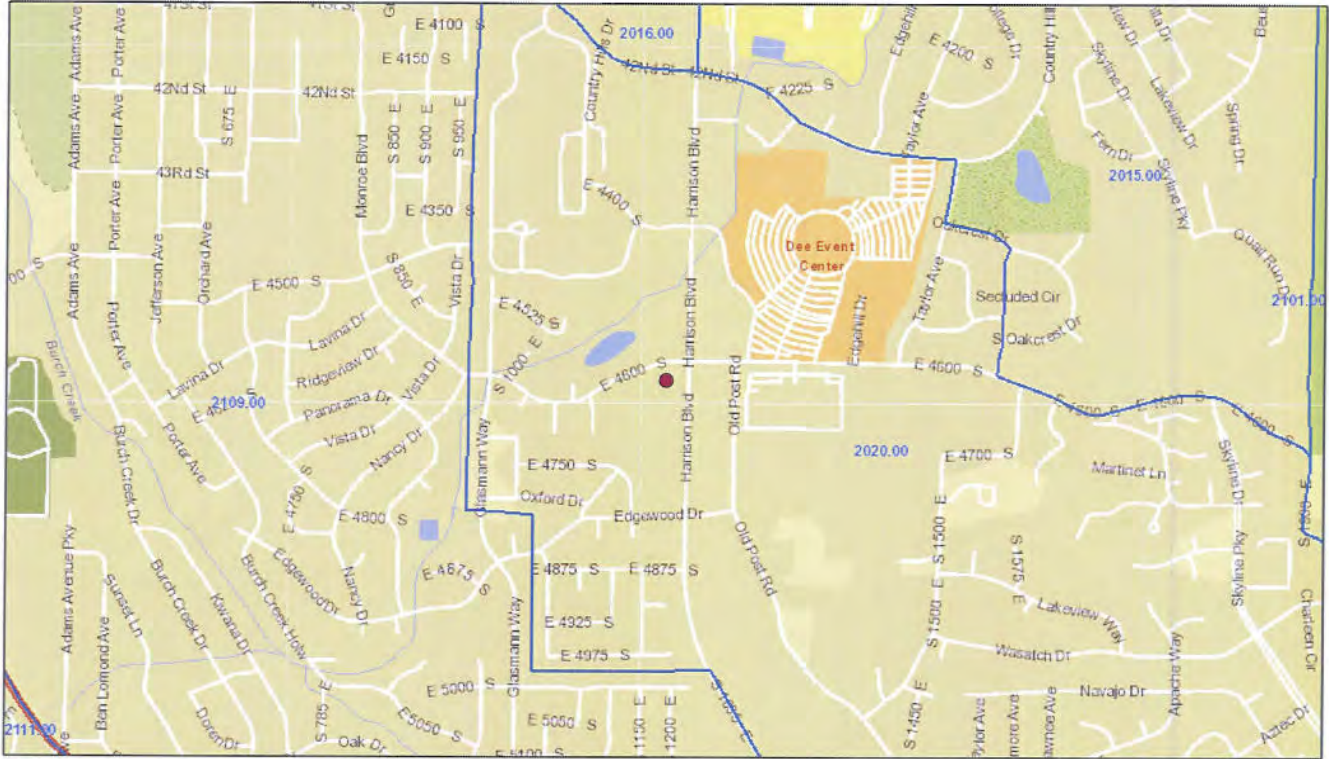
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
% below Poverty Line	7.29
Tract Median Family Income %	91.69
2010 Tract Median Family Income	\$65,784
2018 Estimated Tract Median Family Income	\$70,418
2010 Tract Median Household Income	\$63,365

Census Population Information

Tract Population	5620
Tract Minority %	21.96
Number of Families	1491
Number of Households	1859
Non-Hispanic White Population	4386
Tract Minority Population	1234
American Indian Population	73
Asian/Hawaiian/Pacific Islander Population	141
Black Population	73
Hispanic Population	688
Other/Two or More Races Population	259

Census Housing Information

Total Housing Units	1981
1- to 4- Family Units	1891
Median House Age (Years)	42
Owner-Occupied Units	1558
Renter Occupied Units	301
Owner Occupied 1- to 4- Family Units	1523
Inside Principal City?	NO
Vacant Units	122



● Matched Address: 4605 HARRISON BLVD, OGDEN, UT, 84403
MSA: 36260 - OGDEN-CLEARFIELD, UT || State: 49 - UTAH || County: 057 - WEBER COUNTY || Tract Code: 2020.00

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 4605 HARRISON BLVD, OGDEN, UT, 84403
 MSA: 36260 - OGDEN-CLEARFIELD, UT
 State: 49 - UTAH
 County: 057 - WEBER COUNTY
 Tract Code: 2020.00

Summary Census Demographic Information

Tract Income Level	Upper
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
2018 Estimated Tract Median Family Income	\$98,442
2010 Tract Median Family Income	\$91,964
Tract Median Family Income %	128.18
Tract Population	5726
Tract Minority %	17.57
Tract Minority Population	1006
Owner-Occupied Units	1411
1- to 4- Family Units	1615

Census Income Information

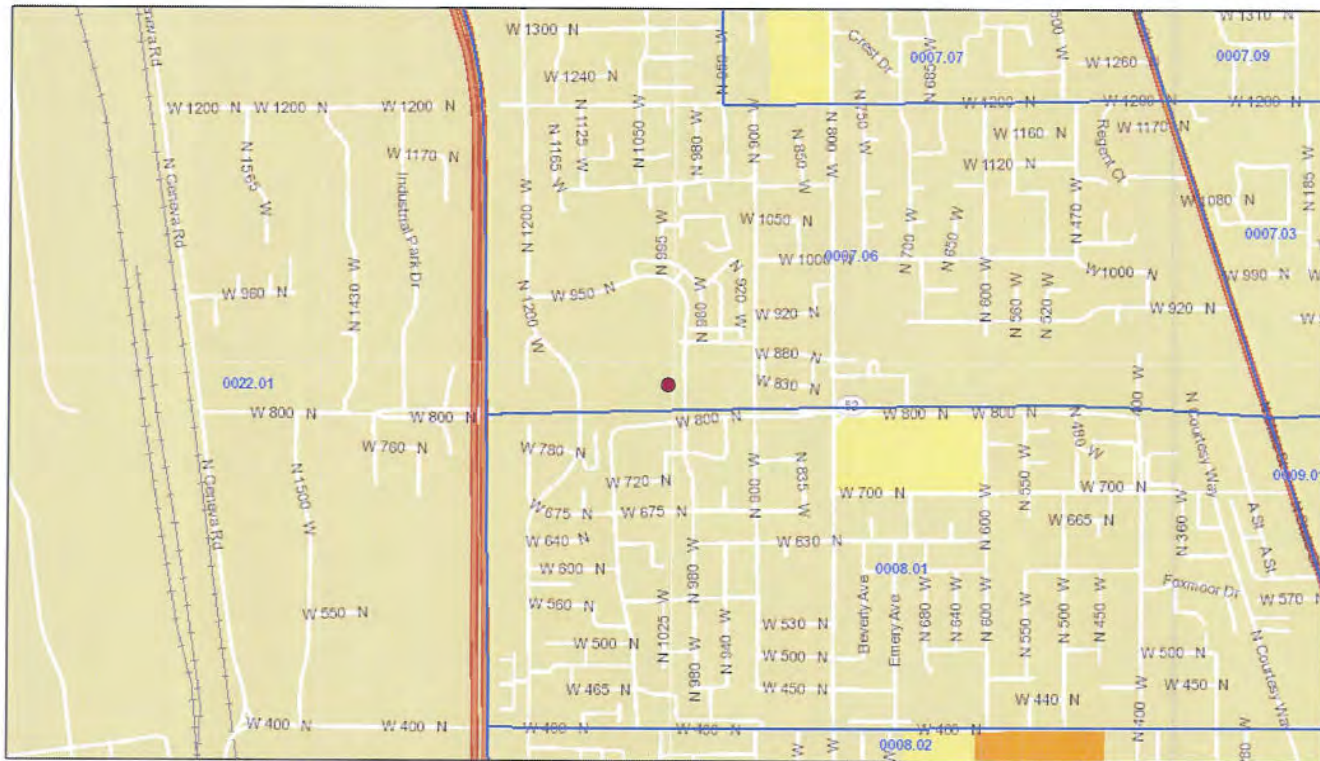
Tract Income Level	Upper
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
% below Poverty Line	14.18
Tract Median Family Income %	128.18
2010 Tract Median Family Income	\$91,964
2018 Estimated Tract Median Family Income	\$98,442
2010 Tract Median Household Income	\$78,275

Census Population Information

Tract Population	5726
Tract Minority %	17.57
Number of Families	1413
Number of Households	1901
Non-Hispanic White Population	4720
Tract Minority Population	1006
American Indian Population	48
Asian/Hawaiian/Pacific Islander Population	242
Black Population	135
Hispanic Population	353
Other/Two or More Races Population	228

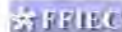
Census Housing Information

Total Housing Units	2066
1- to 4- Family Units	1615
Median House Age (Years)	25
Owner-Occupied Units	1411
Renter Occupied Units	490
Owner Occupied 1- to 4- Family Units	1411
Inside Principal City?	YES
Vacant Units	165



● Matched Address: 1000 W 800 N, OREM, UT, 84057
MSA: 39340 - PROVO-OREM, UT || State: 49 - UTAH || County: 049 - UTAH COUNTY || Tract Code: 0007.06

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 1000 W 800 N, OREM, UT, 84057
 MSA: 39340 - PROVO-OREM, UT
 State: 49 - UTAH
 County: 049 - UTAH COUNTY
 Tract Code: 0007.06

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$74,700
2018 Estimated Tract Median Family Income	\$70,606
2010 Tract Median Family Income	\$63,563
Tract Median Family Income %	94.52
Tract Population	5717
Tract Minority %	14.66
Tract Minority Population	838
Owner-Occupied Units	1117
1- to 4- Family Units	1187

Census Income Information

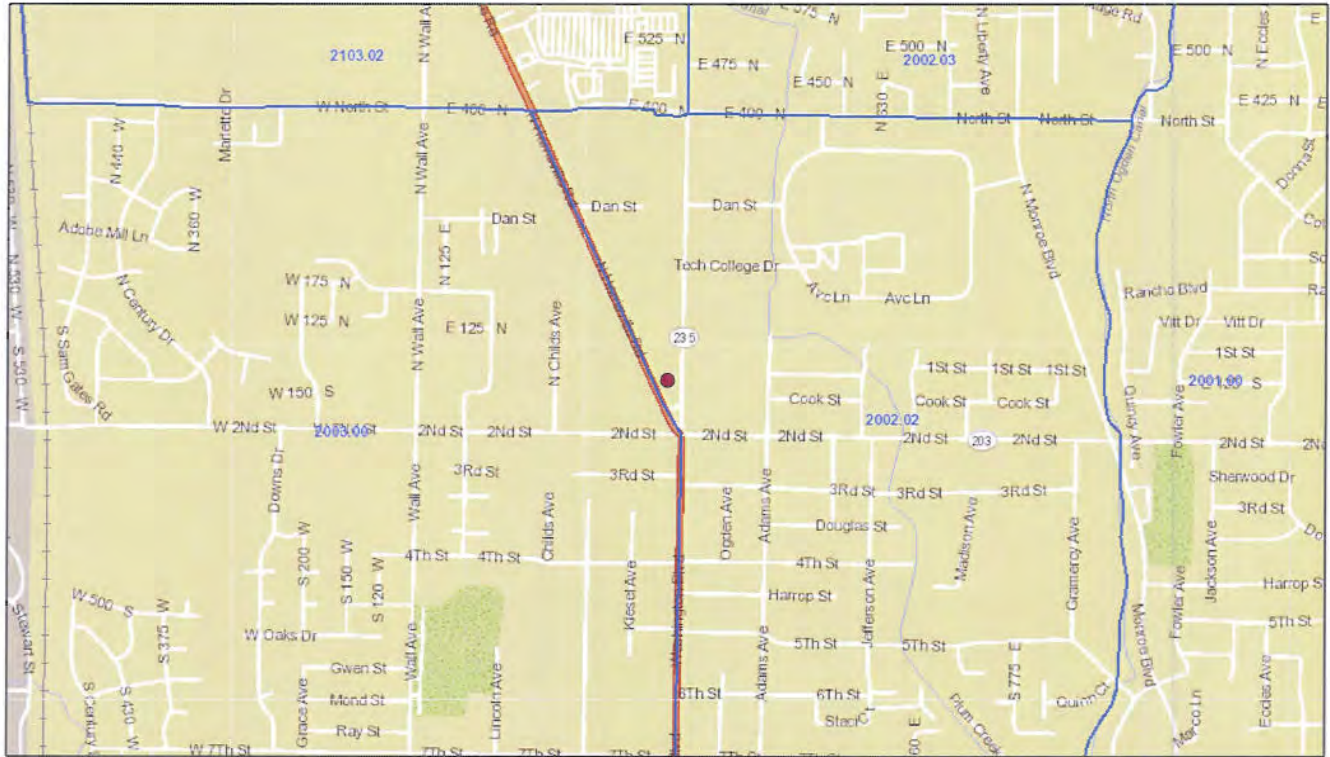
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$67,248
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$74,700
% below Poverty Line	10.60
Tract Median Family Income %	94.52
2010 Tract Median Family Income	\$63,563
2018 Estimated Tract Median Family Income	\$70,606
2010 Tract Median Household Income	\$58,889

Census Population Information

Tract Population	5717
Tract Minority %	14.66
Number of Families	1253
Number of Households	1804
Non-Hispanic White Population	4879
Tract Minority Population	838
American Indian Population	0
Asian/Hawaiian/Pacific Islander Population	49
Black Population	147
Hispanic Population	631
Other/Two or More Races Population	11


Census Housing Information

Total Housing Units	1852
1- to 4- Family Units	1187
Median House Age (Years)	24
Owner-Occupied Units	1117
Renter Occupied Units	687
Owner Occupied 1- to 4- Family Units	991
Inside Principal City?	YES
Vacant Units	48



● Matched Address: 115 WASHINGTON BLVD, OGDEN, UT, 84404
MSA: 36260 - OGDEN-CLEARFIELD, UT || State: 49 - UTAH || County: 057 - WEBER COUNTY || Tract Code: 2002.02

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 115 WASHINGTON BLVD, OGDEN, UT, 84404
 MSA: 36260 - OGDEN-CLEARFIELD, UT
 State: 49 - UTAH
 County: 057 - WEBER COUNTY
 Tract Code: 2002.02

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
2018 Estimated Tract Median Family Income	\$39,974
2010 Tract Median Family Income	\$37,348
Tract Median Family Income %	52.05
Tract Population	3438
Tract Minority %	38.98
Tract Minority Population	1340
Owner-Occupied Units	490
1- to 4- Family Units	988

Census Income Information

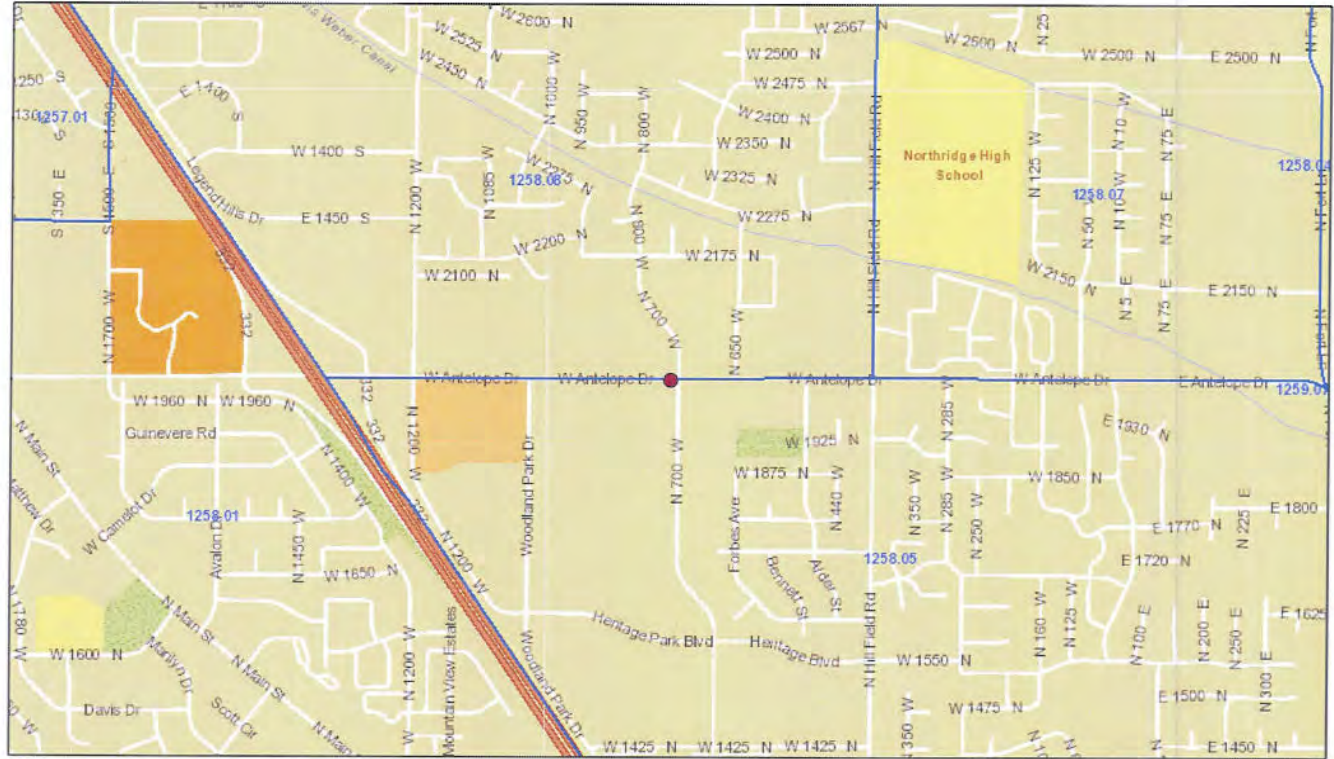
Tract Income Level	Moderate
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
% below Poverty Line	27.15
Tract Median Family Income %	52.05
2010 Tract Median Family Income	\$37,348
2018 Estimated Tract Median Family Income	\$39,974
2010 Tract Median Household Income	\$30,514

Census Population Information

Tract Population	3438
Tract Minority %	38.98
Number of Families	756
Number of Households	1510
Non-Hispanic White Population	2098
Tract Minority Population	1340
American Indian Population	21
Asian/Hawaiian/Pacific Islander Population	115
Black Population	160
Hispanic Population	936
Other/Two or More Races Population	108


Census Housing Information

Total Housing Units	1598
1- to 4- Family Units	988
Median House Age (Years)	39
Owner-Occupied Units	490
Renter Occupied Units	1020
Owner Occupied 1- to 4- Family Units	490
Inside Principal City?	YES
Vacant Units	88



● Matched Address: 717 W ANTELOPE DR, LAYTON, UT, 84041
MSA: 36260 - OGDEN-CLEARFIELD, UT || State: 49 - UTAH || County: 011 - DAVIS COUNTY || Tract Code: 1258.05

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 717 W ANTELOPE DR, LAYTON, UT, 84041
 MSA: 36260 - OGDEN-CLEARFIELD, UT
 State: 49 - UTAH
 County: 011 - DAVIS COUNTY
 Tract Code: 1258.05

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
2018 Estimated Tract Median Family Income	\$78,236
2010 Tract Median Family Income	\$73,088
Tract Median Family Income %	101.87
Tract Population	6588
Tract Minority %	21.27
Tract Minority Population	1401
Owner-Occupied Units	1315
1- to 4- Family Units	1603

Census Income Information

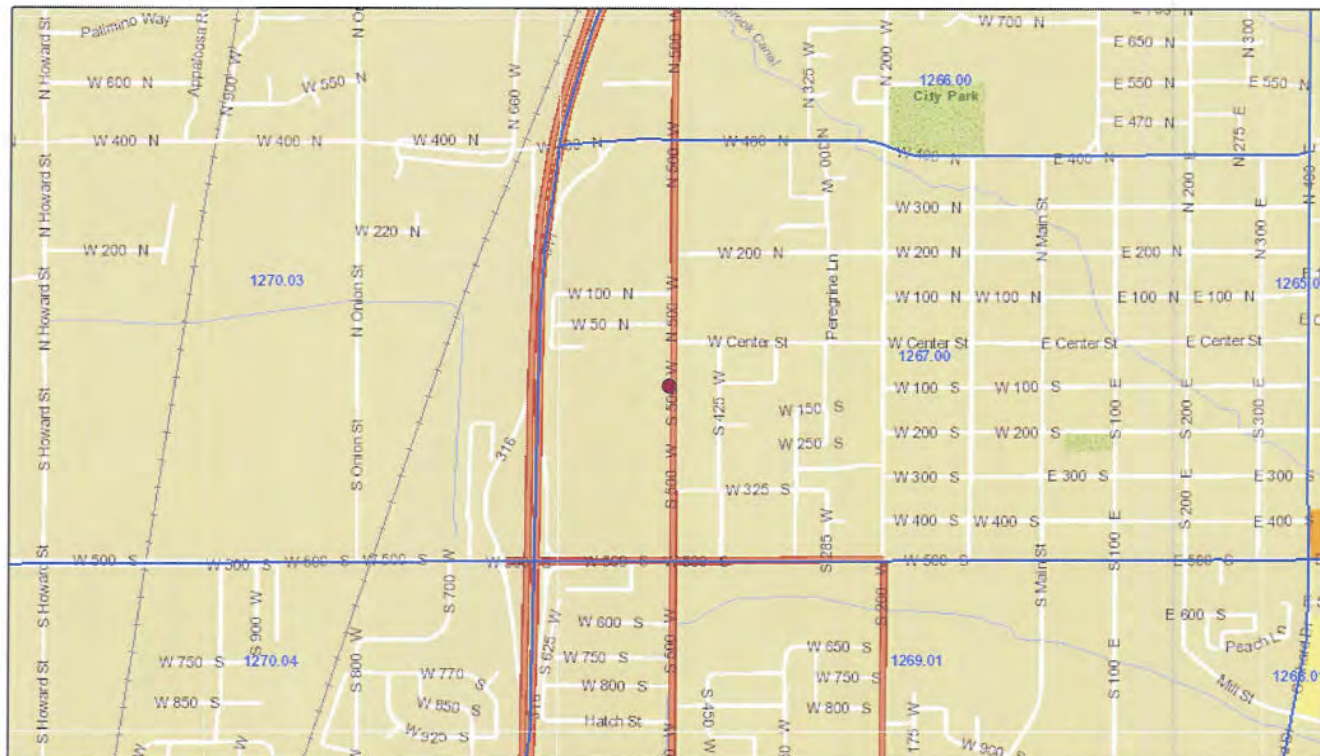
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
% below Poverty Line	7.48
Tract Median Family Income %	101.87
2010 Tract Median Family Income	\$73,088
2018 Estimated Tract Median Family Income	\$78,236
2010 Tract Median Household Income	\$66,948

Census Population Information

Tract Population	6588
Tract Minority %	21.27
Number of Families	1552
Number of Households	2040
Non-Hispanic White Population	5187
Tract Minority Population	1401
American Indian Population	26
Asian/Hawaiian/Pacific Islander Population	244
Black Population	63
Hispanic Population	772
Other/Two or More Races Population	296


Census Housing Information

Total Housing Units	2135
1- to 4- Family Units	1603
Median House Age (Years)	28
Owner-Occupied Units	1315
Renter Occupied Units	725
Owner Occupied 1- to 4- Family Units	1315
Inside Principal City?	NO
Vacant Units	95



● Matched Address: 100 S 500 W, BOUNTIFUL, UT, 84010
MSA: 36260 - OGDEN-CLEARFIELD, UT || State: 49 - UTAH || County: 011 - DAVIS COUNTY || Tract Code: 1267.00

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 100 S 500 W, BOUNTIFUL, UT, 84010
 MSA: 36260 - OGDEN-CLEARFIELD, UT
 State: 49 - UTAH
 County: 011 - DAVIS COUNTY
 Tract Code: 1267.00

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
2018 Estimated Tract Median Family Income	\$65,725
2010 Tract Median Family Income	\$61,402
Tract Median Family Income %	85.58
Tract Population	4201
Tract Minority %	14.69
Tract Minority Population	617
Owner-Occupied Units	841
1- to 4- Family Units	1332

Census Income Information

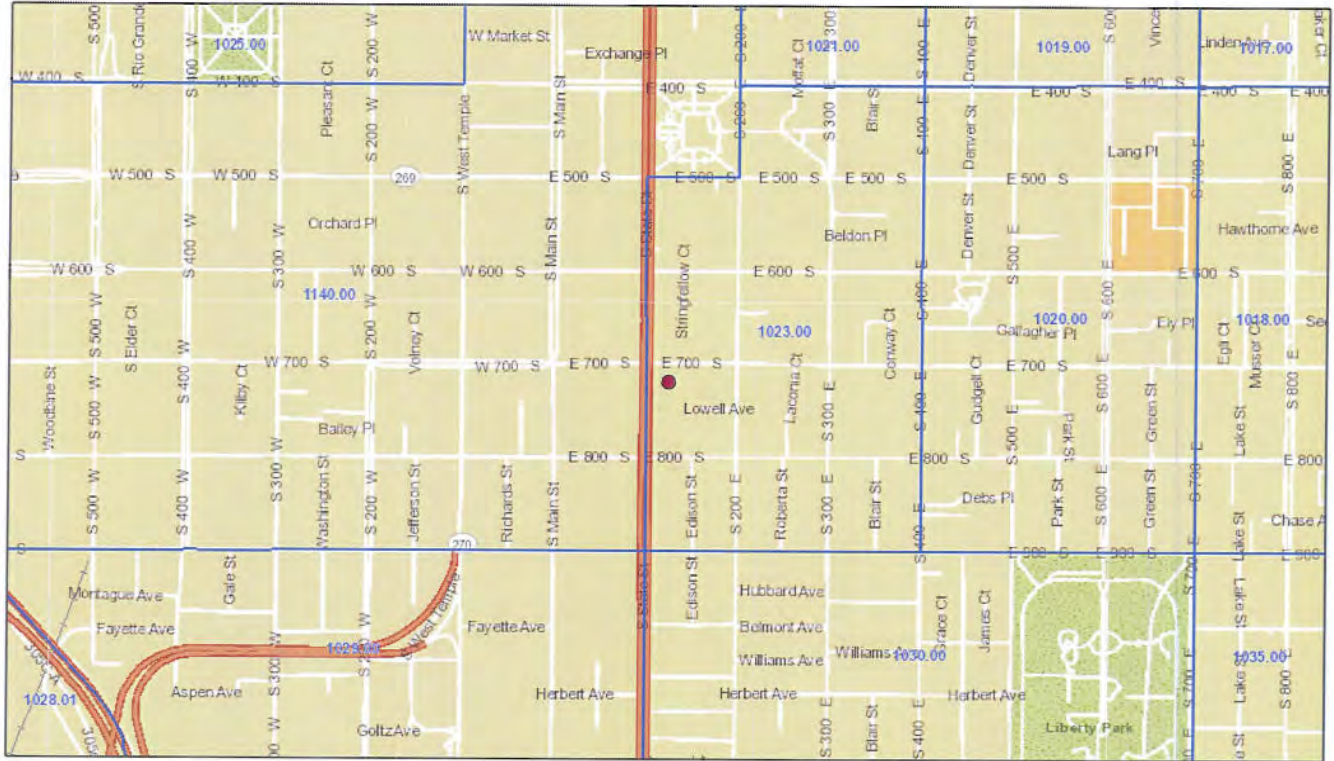
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
% below Poverty Line	9.79
Tract Median Family Income %	85.58
2010 Tract Median Family Income	\$61,402
2018 Estimated Tract Median Family Income	\$65,725
2010 Tract Median Household Income	\$49,429

Census Population Information

Tract Population	4201
Tract Minority %	14.69
Number of Families	1155
Number of Households	1614
Non-Hispanic White Population	3584
Tract Minority Population	617
American Indian Population	0
Asian/Hawaiian/Pacific Islander Population	212
Black Population	19
Hispanic Population	339
Other/Two or More Races Population	47

Census Housing Information

Total Housing Units	1660
1- to 4- Family Units	1332
Median House Age (Years)	50
Owner-Occupied Units	841
Renter Occupied Units	773
Owner Occupied 1- to 4- Family Units	778
Inside Principal City?	NO
Vacant Units	46



● Matched Address: 711 S STATE ST, SALT LAKE CITY, UT, 84111
MSA: 41620 - SALT LAKE CITY, UT || State: 49 - UTAH || County: 035 - SALT LAKE COUNTY || Tract Code: 1023.00

● Selected Tract
MSA: || State: || County: || Tract Code:


 2018 FFIEC Geocode Census Report

Matched Address: 711 S STATE ST, SALT LAKE CITY, UT, 84111
 MSA: 41620 - SALT LAKE CITY, UT
 State: 49 - UTAH
 County: 035 - SALT LAKE COUNTY
 Tract Code: 1023.00

Summary Census Demographic Information

Tract Income Level	Low
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,700
2018 Estimated Tract Median Family Income	\$39,117
2010 Tract Median Family Income	\$35,268
Tract Median Family Income %	49.08
Tract Population	2816
Tract Minority %	39.88
Tract Minority Population	1123
Owner-Occupied Units	269
1- to 4- Family Units	454

Census Income Information

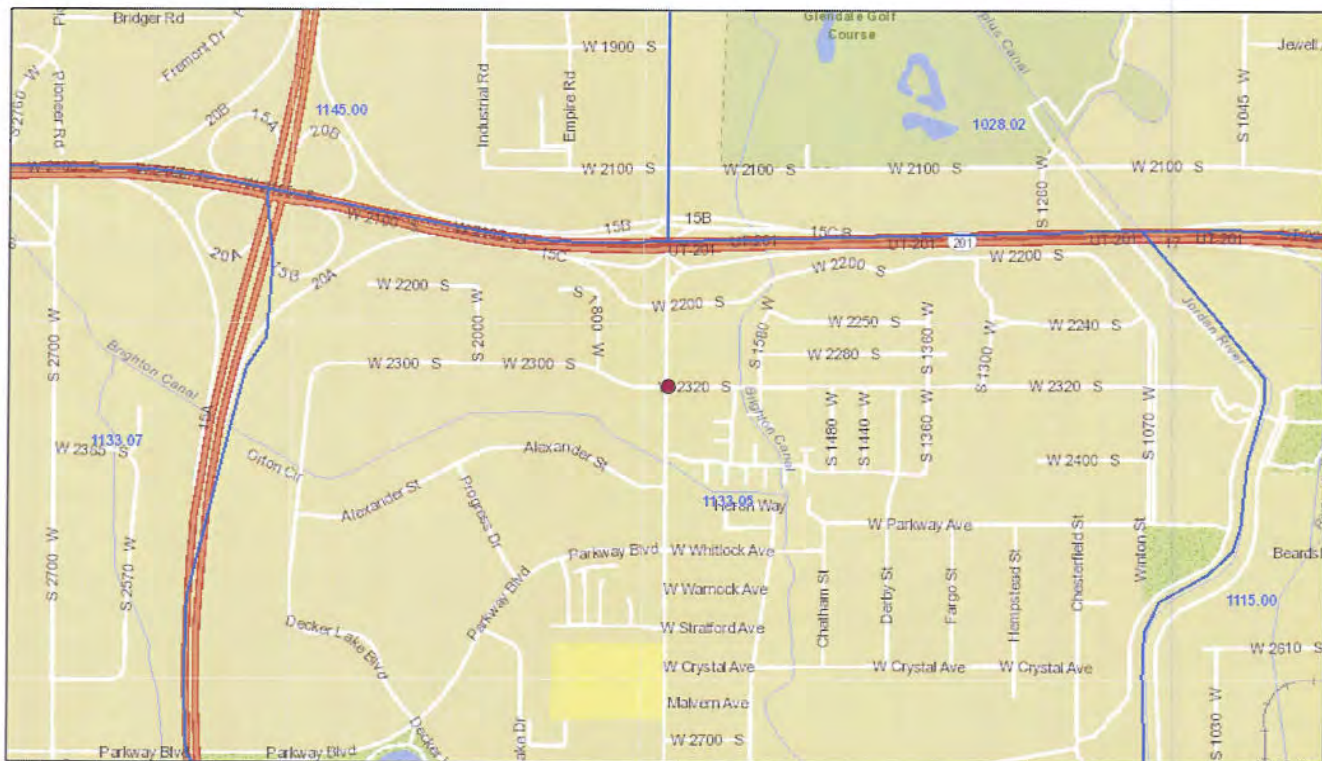
Tract Income Level	Low
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,849
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,700
% below Poverty Line	25.60
Tract Median Family Income %	49.08
2010 Tract Median Family Income	\$35,268
2018 Estimated Tract Median Family Income	\$39,117
2010 Tract Median Household Income	\$21,129

Census Population Information

Tract Population	2816
Tract Minority %	39.88
Number of Families	425
Number of Households	1520
Non-Hispanic White Population	1693
Tract Minority Population	1123
American Indian Population	212
Asian/Hawaiian/Pacific Islander Population	29
Black Population	201
Hispanic Population	614
Other/Two or More Races Population	67


Census Housing Information

Total Housing Units	1625
1- to 4- Family Units	454
Median House Age (Years)	41
Owner-Occupied Units	269
Renter Occupied Units	1251
Owner Occupied 1- to 4- Family Units	188
Inside Principal City?	YES
Vacant Units	105



● Matched Address: 2309 S REDWOOD RD, WEST VALLEY CITY, UT, 84119
MSA: 41620 - SALT LAKE CITY, UT || State: 49 - UTAH || County: 035 - SALT LAKE COUNTY || Tract Code: 1133.05

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 2309 S REDWOOD RD, WEST VALLEY CITY, UT, 84119
 MSA: 41620 - SALT LAKE CITY, UT
 State: 49 - UTAH
 County: 035 - SALT LAKE COUNTY
 Tract Code: 1133.05

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,700
2018 Estimated Tract Median Family Income	\$42,408
2010 Tract Median Family Income	\$38,235
Tract Median Family Income %	53.21
Tract Population	8792
Tract Minority %	64.95
Tract Minority Population	5710
Owner-Occupied Units	1241
1- to 4- Family Units	2148

Census Income Information

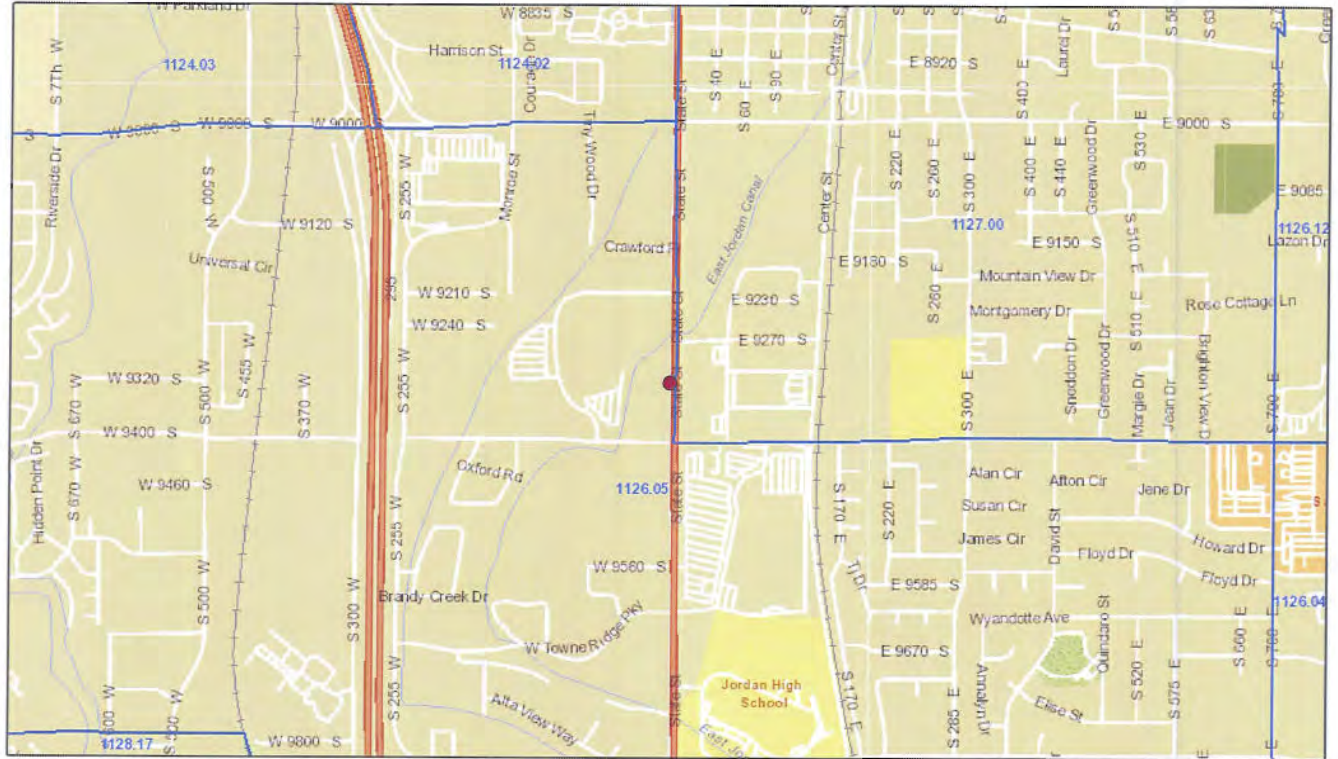
Tract Income Level	Moderate
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,849
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,700
% below Poverty Line	28.54
Tract Median Family Income %	53.21
2010 Tract Median Family Income	\$38,235
2018 Estimated Tract Median Family Income	\$42,408
2010 Tract Median Household Income	\$40,686

Census Population Information

Tract Population	8792
Tract Minority %	64.95
Number of Families	1880
Number of Households	2610
Non-Hispanic White Population	3082
Tract Minority Population	5710
American Indian Population	255
Asian/Hawaiian/Pacific Islander Population	868
Black Population	627
Hispanic Population	3653
Other/Two or More Races Population	307


Census Housing Information

Total Housing Units	2957
1- to 4- Family Units	2148
Median House Age (Years)	25
Owner-Occupied Units	1241
Renter Occupied Units	1369
Owner Occupied 1- to 4- Family Units	1139
Inside Principal City?	NO
Vacant Units	347



● Matched Address: 9320 STATE ST, SANDY, UT, 84070
MSA: 41620 - SALT LAKE CITY, UT || State: 49 - UTAH || County: 035 - SALT LAKE COUNTY || Tract Code: 1126.05

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 9320 STATE ST, SANDY, UT, 84070
 MSA: 41620 - SALT LAKE CITY, UT
 State: 49 - UTAH
 County: 035 - SALT LAKE COUNTY
 Tract Code: 1126.05

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,700
2018 Estimated Tract Median Family Income	\$78,433
2010 Tract Median Family Income	\$70,713
Tract Median Family Income %	98.41
Tract Population	7070
Tract Minority %	12.39
Tract Minority Population	876
Owner-Occupied Units	1534
1- to 4- Family Units	2034

Census Income Information

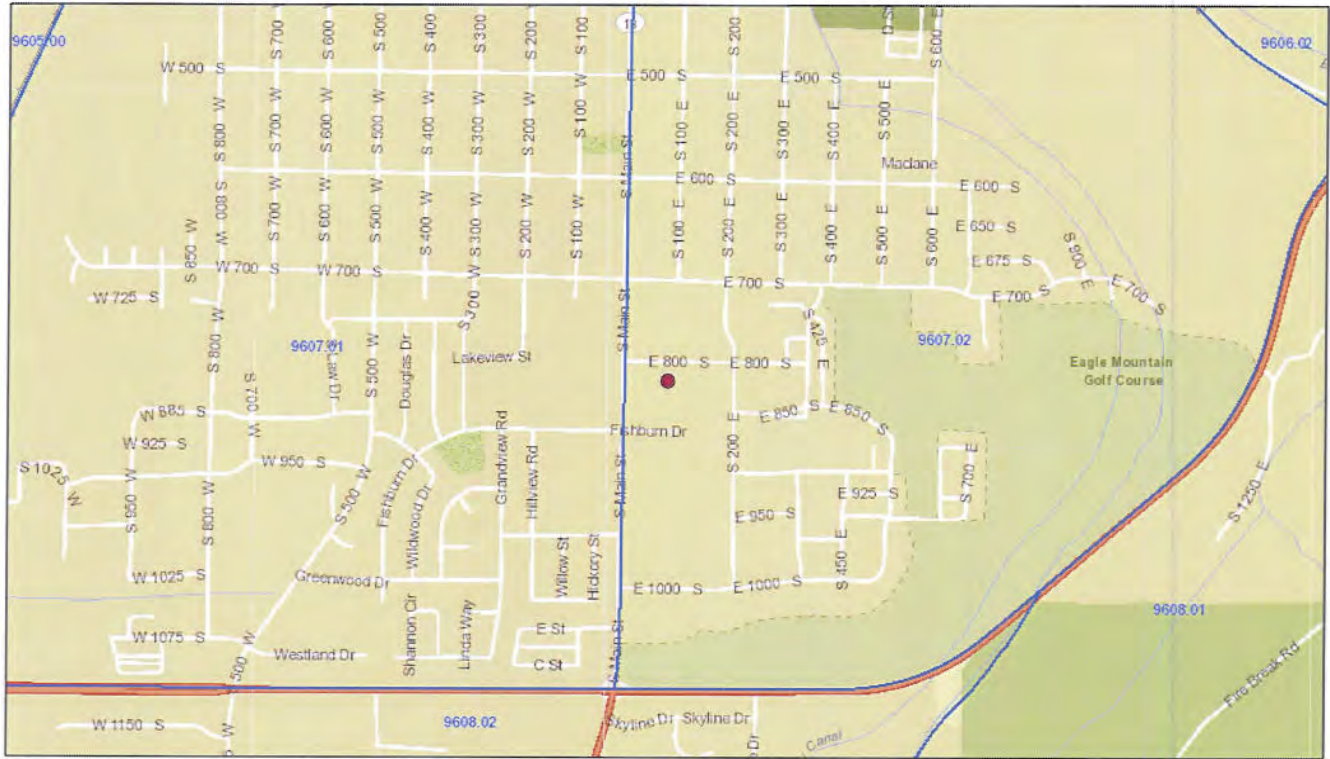
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,849
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,700
% below Poverty Line	4.85
Tract Median Family Income %	98.41
2010 Tract Median Family Income	\$70,713
2018 Estimated Tract Median Family Income	\$78,433
2010 Tract Median Household Income	\$70,378

Census Population Information

Tract Population	7070
Tract Minority %	12.39
Number of Families	1603
Number of Households	2779
Non-Hispanic White Population	6194
Tract Minority Population	876
American Indian Population	29
Asian/Hawaiian/Pacific Islander Population	294
Black Population	106
Hispanic Population	299
Other/Two or More Races Population	148


Census Housing Information

Total Housing Units	2779
1- to 4- Family Units	2034
Median House Age (Years)	22
Owner-Occupied Units	1534
Renter Occupied Units	1245
Owner Occupied 1- to 4- Family Units	1381
Inside Principal City?	NO
Vacant Units	0



● Matched Address: 80 E 800 S, BRIGHAM CITY, UT, 84302
MSA: 36260 - OGDEN-CLEARFIELD, UT || State: 49 - UTAH || County: 003 - BOX ELDER COUNTY || Tract Code: 9607.02

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 80 E 800 S, BRIGHAM CITY, UT, 84302
 MSA: 36260 - OGDEN-CLEARFIELD, UT
 State: 49 - UTAH
 County: 003 - BOX ELDER COUNTY
 Tract Code: 9607.02

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
2018 Estimated Tract Median Family Income	\$55,012
2010 Tract Median Family Income	\$51,389
Tract Median Family Income %	71.63
Tract Population	2452
Tract Minority %	15.99
Tract Minority Population	392
Owner-Occupied Units	472
1- to 4- Family Units	687

Census Income Information

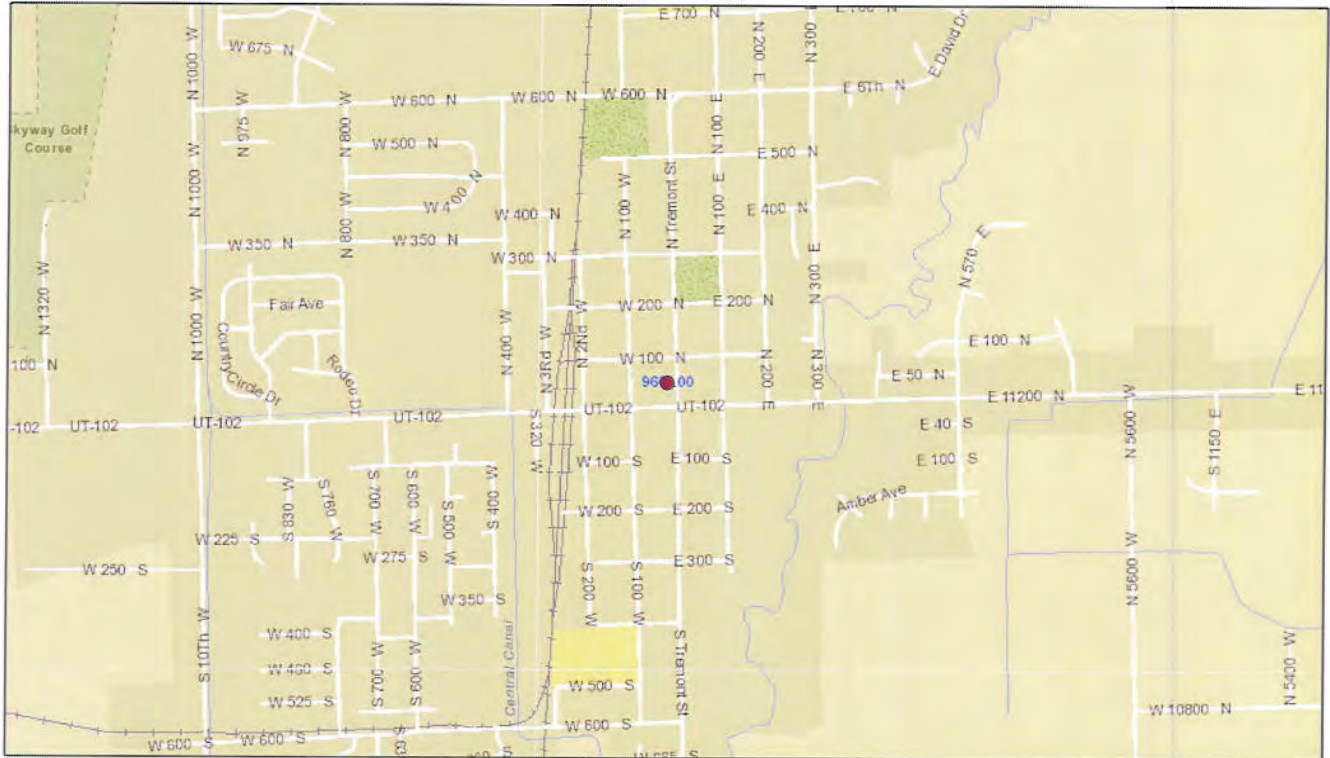
Tract Income Level	Moderate
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
% below Poverty Line	16.72
Tract Median Family Income %	71.63
2010 Tract Median Family Income	\$51,389
2018 Estimated Tract Median Family Income	\$55,012
2010 Tract Median Household Income	\$41,894

Census Population Information

Tract Population	2452
Tract Minority %	15.99
Number of Families	592
Number of Households	874
Non-Hispanic White Population	2060
Tract Minority Population	392
American Indian Population	89
Asian/Hawaiian/Pacific Islander Population	21
Black Population	0
Hispanic Population	251
Other/Two or More Races Population	31

Census Housing Information

Total Housing Units	906
1- to 4- Family Units	687
Median House Age (Years)	42
Owner-Occupied Units	472
Renter Occupied Units	402
Owner Occupied 1- to 4- Family Units	469
Inside Principal City?	NO
Vacant Units	32



● Matched Address: 25 N TREMONT ST, TREMONTON, UT, 84337
MSA: 36260 - OGDEN-CLEARFIELD, UT || State: 49 - UTAH || County: 003 - BOX ELDER COUNTY || Tract Code: 9603.00

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 25 N TREMONT ST, TREMONTON, UT, 84337
 MSA: 36260 - OGDEN-CLEARFIELD, UT
 State: 49 - UTAH
 County: 003 - BOX ELDER COUNTY
 Tract Code: 9603.00

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
2018 Estimated Tract Median Family Income	\$53,307
2010 Tract Median Family Income	\$49,798
Tract Median Family Income %	69.41
Tract Population	8383
Tract Minority %	20.42
Tract Minority Population	1712
Owner-Occupied Units	2052
1- to 4- Family Units	2613

Census Income Information

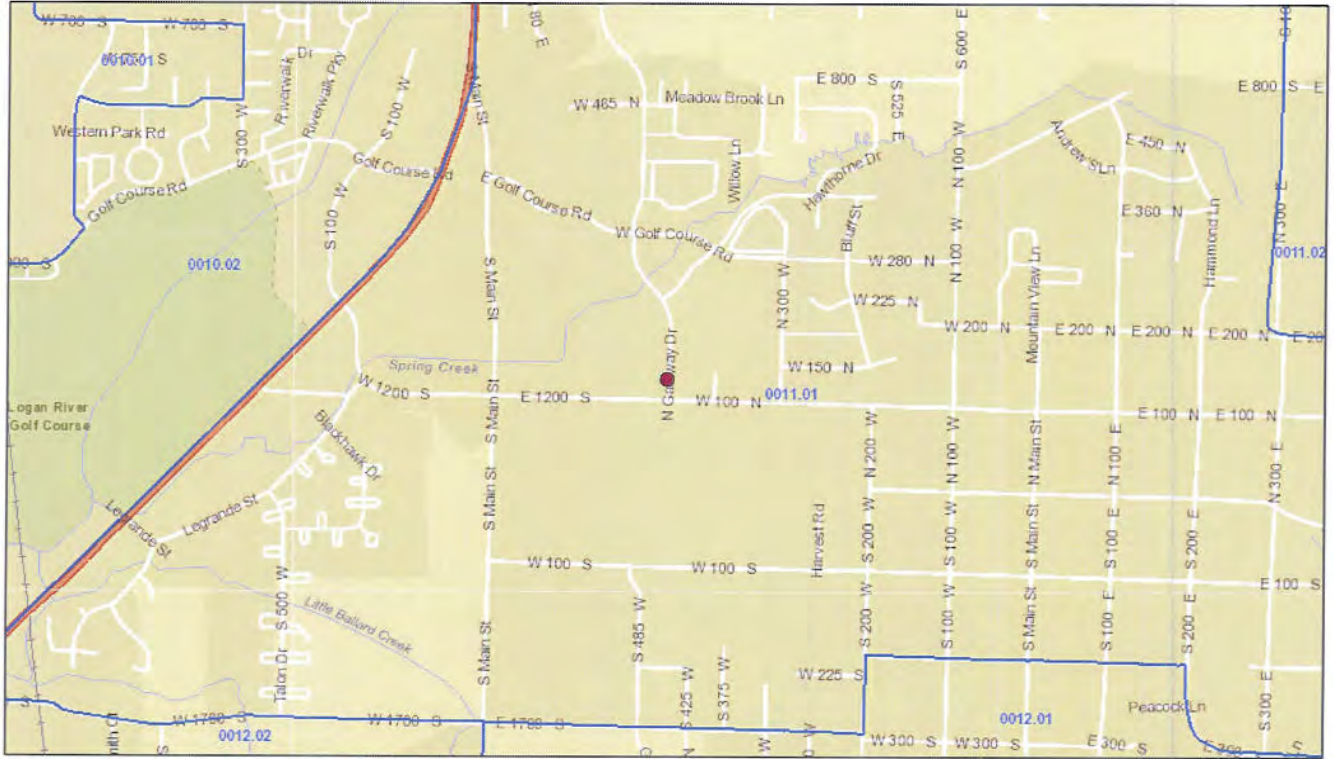
Tract Income Level	Moderate
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$76,800
% below Poverty Line	14.21
Tract Median Family Income %	69.41
2010 Tract Median Family Income	\$49,798
2018 Estimated Tract Median Family Income	\$53,307
2010 Tract Median Household Income	\$45,987

Census Population Information

Tract Population	8383
Tract Minority %	20.42
Number of Families	2191
Number of Households	2641
Non-Hispanic White Population	6671
Tract Minority Population	1712
American Indian Population	16
Asian/Hawaiian/Pacific Islander Population	117
Black Population	0
Hispanic Population	1516
Other/Two or More Races Population	63

Census Housing Information

Total Housing Units	2770
1- to 4- Family Units	2613
Median House Age (Years)	30
Owner-Occupied Units	2052
Renter Occupied Units	589
Owner Occupied 1- to 4- Family Units	2052
Inside Principal City?	NO
Vacant Units	129



● Matched Address: 121 N GATEWAY DR, PROVIDENCE, UT, 84332
MSA: 30860 - LOGAN, UT-ID || State: 49 - UTAH || County: 005 - CACHE COUNTY || Tract Code: 0011.01

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 121 N GATEWAY DR, PROVIDENCE, UT, 84332
 MSA: 30860 - LOGAN, UT-ID
 State: 49 - UTAH
 County: 005 - CACHE COUNTY
 Tract Code: 0011,01

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,600
2018 Estimated Tract Median Family Income	\$69,594
2010 Tract Median Family Income	\$63,704
Tract Median Family Income %	107.73
Tract Population	5453
Tract Minority %	10.01
Tract Minority Population	546
Owner-Occupied Units	1434
1- to 4- Family Units	1871

Census Income Information

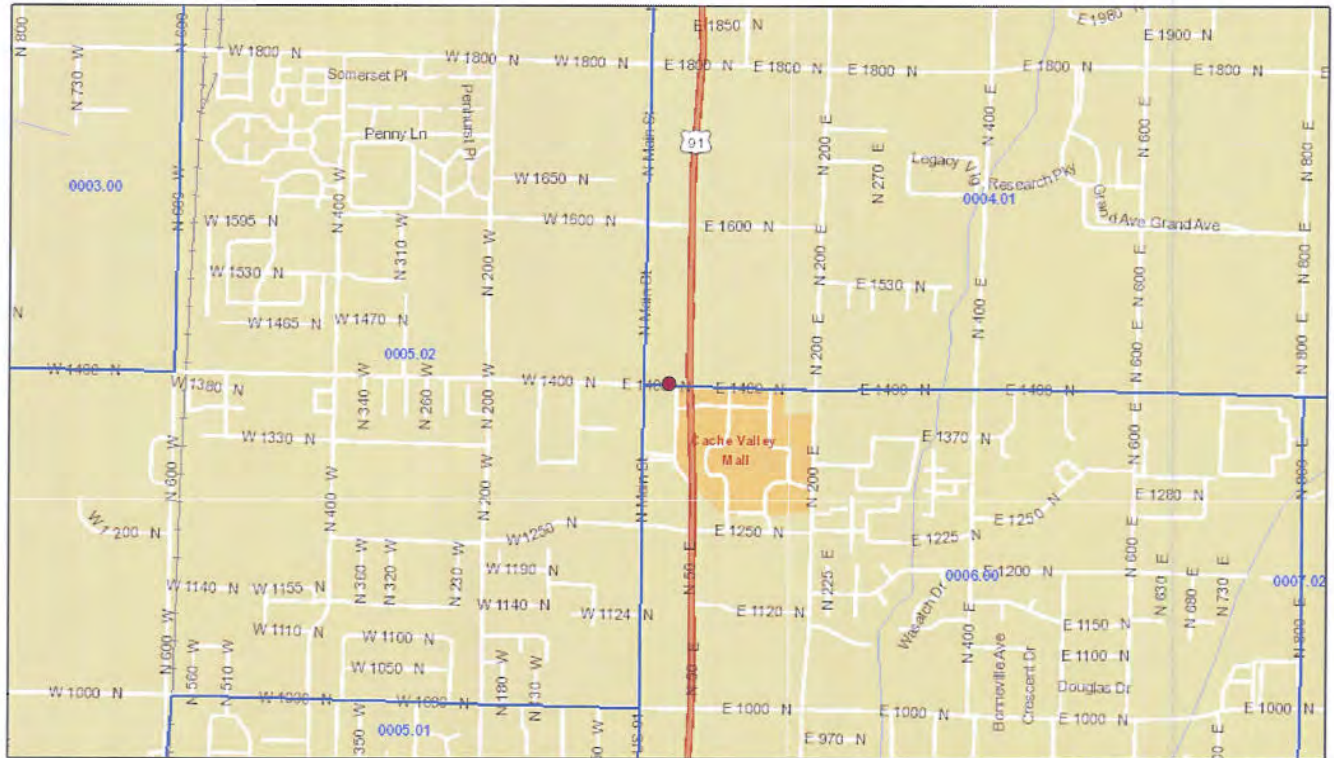
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$59,129
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,600
% below Poverty Line	8.19
Tract Median Family Income %	107.73
2010 Tract Median Family Income	\$63,704
2018 Estimated Tract Median Family Income	\$69,594
2010 Tract Median Household Income	\$52,558

Census Population Information

Tract Population	5453
Tract Minority %	10.01
Number of Families	1370
Number of Households	1901
Non-Hispanic White Population	4907
Tract Minority Population	546
American Indian Population	4
Asian/Hawaiian/Pacific Islander Population	103
Black Population	0
Hispanic Population	305
Other/Two or More Races Population	134

Census Housing Information

Total Housing Units	1998
1- to 4- Family Units	1871
Median House Age (Years)	19
Owner-Occupied Units	1434
Renter Occupied Units	467
Owner Occupied 1- to 4- Family Units	1434
Inside Principal City?	YES
Vacant Units	97



● Matched Address: 5 E 1400 N, LOGAN, UT, 84341
MSA: 30860 - LOGAN, UT-ID || State: 49 - UTAH || County: 005 - CACHE COUNTY || Tract Code: 0004.01

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 5 E 1400 N, LOGAN, UT, 84341
 MSA: 30860 - LOGAN, UT-ID
 State: 49 - UTAH
 County: 005 - CACHE COUNTY
 Tract Code: 0004.01

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,600
2018 Estimated Tract Median Family Income	\$62,229
2010 Tract Median Family Income	\$56,964
Tract Median Family Income %	96.33
Tract Population	3959
Tract Minority %	17.08
Tract Minority Population	676
Owner-Occupied Units	574
1- to 4- Family Units	1015

Census Income Information

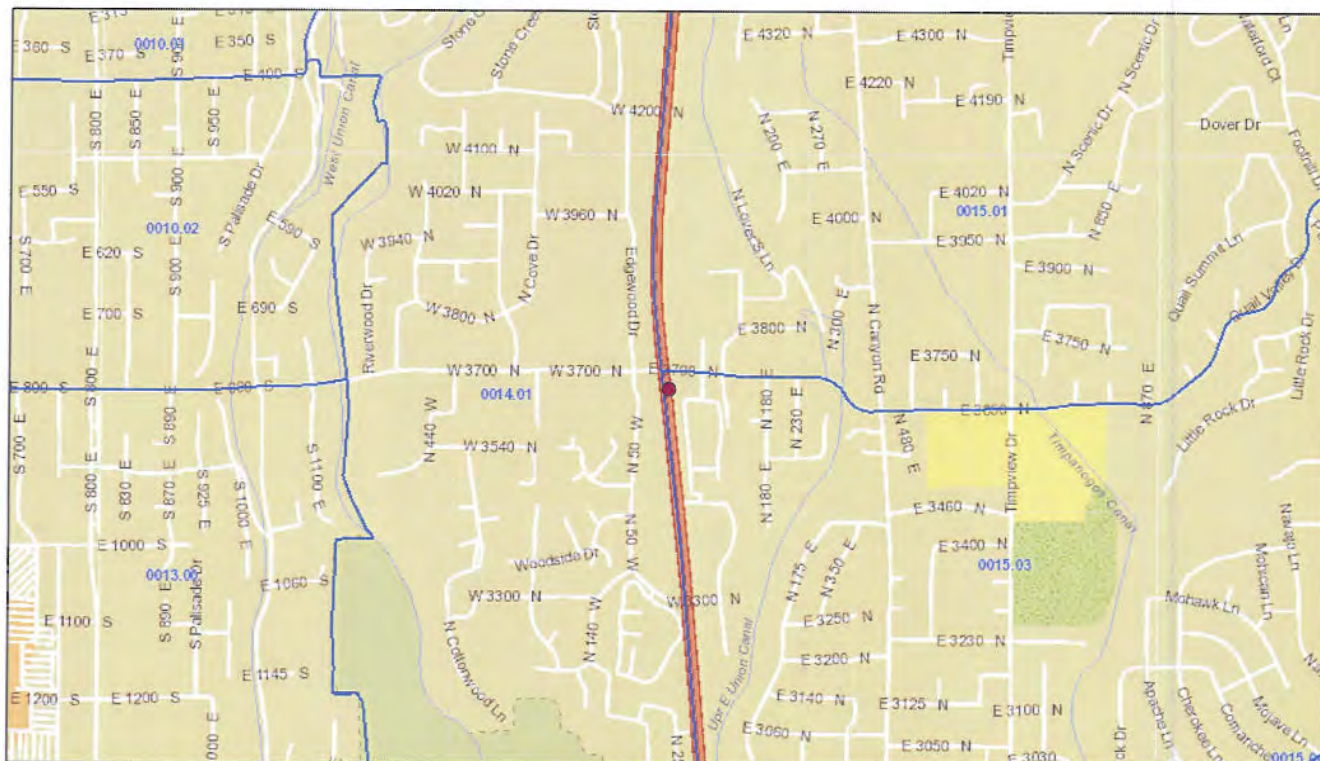
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$59,129
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,600
% below Poverty Line	15.76
Tract Median Family Income %	96.33
2010 Tract Median Family Income	\$56,964
2018 Estimated Tract Median Family Income	\$62,229
2010 Tract Median Household Income	\$45,982

Census Population Information

Tract Population	3959
Tract Minority %	17.08
Number of Families	820
Number of Households	1323
Non-Hispanic White Population	3283
Tract Minority Population	676
American Indian Population	0
Asian/Hawaiian/Pacific Islander Population	300
Black Population	16
Hispanic Population	263
Other/Two or More Races Population	97


Census Housing Information

Total Housing Units	1531
1- to 4- Family Units	1015
Median House Age (Years)	16
Owner-Occupied Units	574
Renter Occupied Units	749
Owner Occupied 1- to 4- Family Units	574
Inside Principial City?	YES
Vacant Units	208



● Matched Address: 3670 N UNIVERSITY AVE, PROVO, UT, 84604
MSA: 39340 - PROVO-OREM, UT || State: 49 - UTAH || County: 049 - UTAH COUNTY || Tract Code: 0015.03

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 3676 N UNIVERSITY AVE, PROVO, UT, 84604
 MSA: 39340 - PROVO-OREM, UT
 State: 49 - UTAH
 County: 049 - UTAH COUNTY
 Tract Code: 0015.03

Summary Census Demographic Information

Tract Income Level	Upper
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$74,700
2018 Estimated Tract Median Family Income	\$90,290
2010 Tract Median Family Income	\$81,287
Tract Median Family Income %	120.87
Tract Population	4049
Tract Minority %	11.36
Tract Minority Population	460
Owner-Occupied Units	884
1- to 4- Family Units	1142

Census Income Information

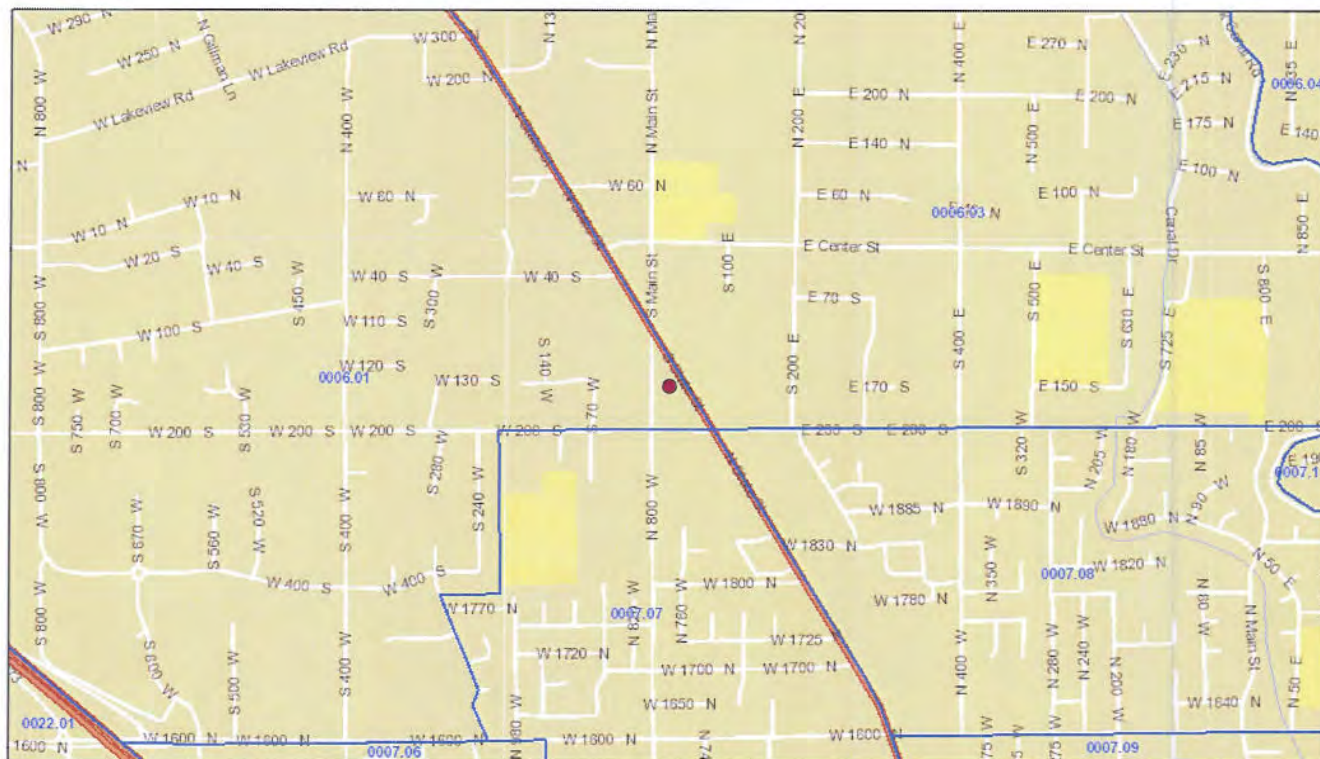
Tract Income Level	Upper
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$67,248
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$74,700
% below Poverty Line	8.37
Tract Median Family Income %	120.87
2010 Tract Median Family Income	\$81,287
2018 Estimated Tract Median Family Income	\$90,290
2010 Tract Median Household Income	\$70,000

Census Population Information

Tract Population	4049
Tract Minority %	11.36
Number of Families	965
Number of Households	1226
Non-Hispanic White Population	3589
Tract Minority Population	460
American Indian Population	10
Asian/Hawaiian/Pacific Islander Population	62
Black Population	22
Hispanic Population	280
Other/Two or More Races Population	86


Census Housing Information

Total Housing Units	1280
1- to 4- Family Units	1142
Median House Age (Years)	43
Owner-Occupied Units	884
Renter Occupied Units	342
Owner Occupied 1- to 4- Family Units	884
Inside Principal City?	YES
Vacant Units	54



● Matched Address: 144 S STATE ST, LINDON, UT, 84042
MSA: 39340 - PROVO-OREM, UT || State: 49 - UTAH || County: 049 - UTAH COUNTY || Tract Code: 0006.01

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 144 S STATE ST, LINDON, UT, 84042
 MSA: 39340 - PROVO-OREM, UT
 State: 49 - UTAH
 County: 049 - UTAH COUNTY
 Tract Code: 0006.01

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$74,700
2018 Estimated Tract Median Family Income	\$86,981
2010 Tract Median Family Income	\$78,304
Tract Median Family Income %	116.44
Tract Population	3323
Tract Minority %	16.70
Tract Minority Population	555
Owner-Occupied Units	639
1- to 4- Family Units	837

Census Income Information

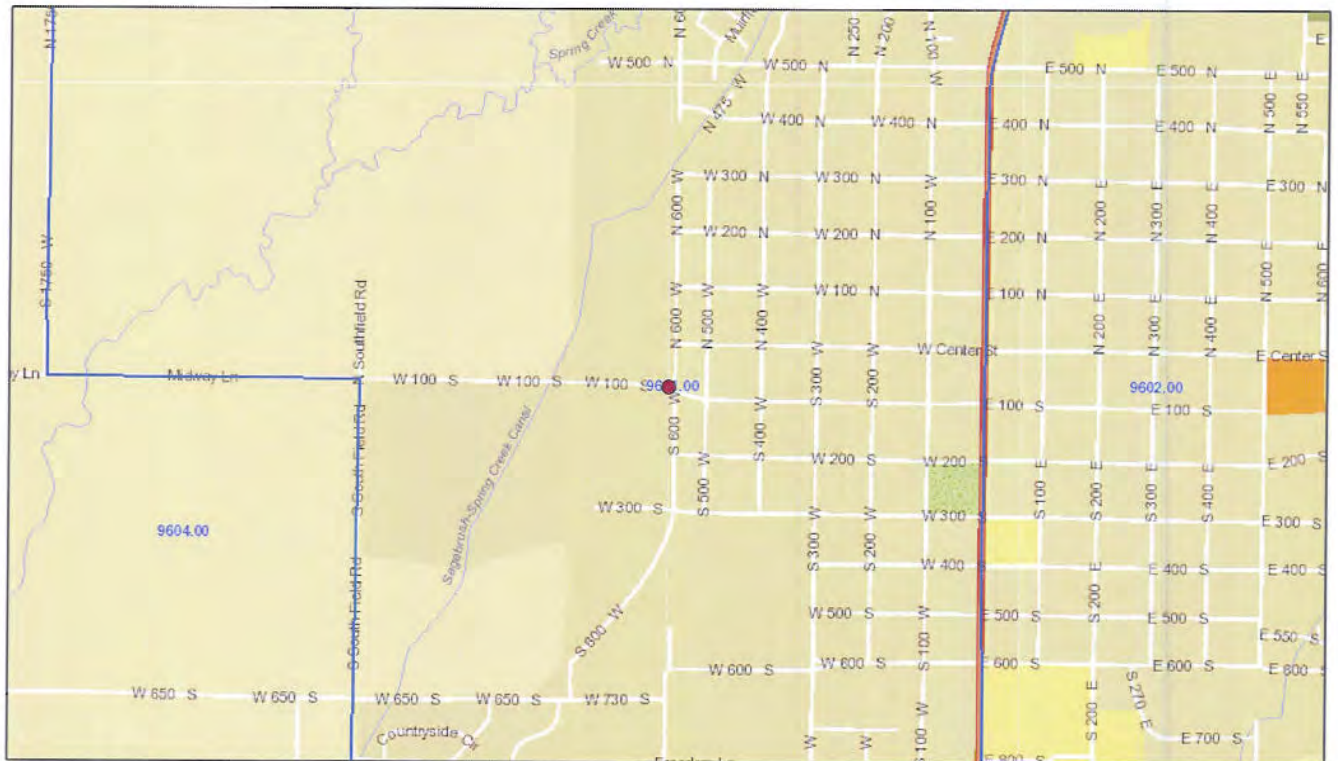
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$67,248
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$74,700
% below Poverty Line	10.11
Tract Median Family Income %	116.44
2010 Tract Median Family Income	\$78,304
2018 Estimated Tract Median Family Income	\$86,981
2010 Tract Median Household Income	\$75,804

Census Population Information

Tract Population	3323
Tract Minority %	16.70
Number of Families	758
Number of Households	801
Non-Hispanic White Population	2768
Tract Minority Population	555
American Indian Population	20
Asian/Hawaiian/Pacific Islander Population	86
Black Population	0
Hispanic Population	443
Other/Two or More Races Population	6


Census Housing Information

Total Housing Units	837
1- to 4- Family Units	837
Median House Age (Years)	24
Owner-Occupied Units	639
Renter Occupied Units	162
Owner Occupied 1- to 4- Family Units	639
Inside Principal City?	NO
Vacant Units	36



● Matched Address: 620 W 100 S, HEBER CITY, UT, 84032
 MSA: NA - NA (Outside of MSA/MD) || State: 49 - UTAH || County: 051 - WASATCH COUNTY || Tract Code: 9601.00

● Selected Tract
 MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 620 W 100 S, HEBER CITY, UT, 84032
 MSA: NA - NA (Outside of MSA/MD)
 State: 49 - UTAH
 County: 051 - WASATCH COUNTY
 Tract Code: 9601.00

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$71,100
2018 Estimated Tract Median Family Income	\$69,443
2010 Tract Median Family Income	\$63,264
Tract Median Family Income %	97.67
Tract Population	3789
Tract Minority %	9.63
Tract Minority Population	365
Owner-Occupied Units	812
1- to 4- Family Units	1170

Census Income Information

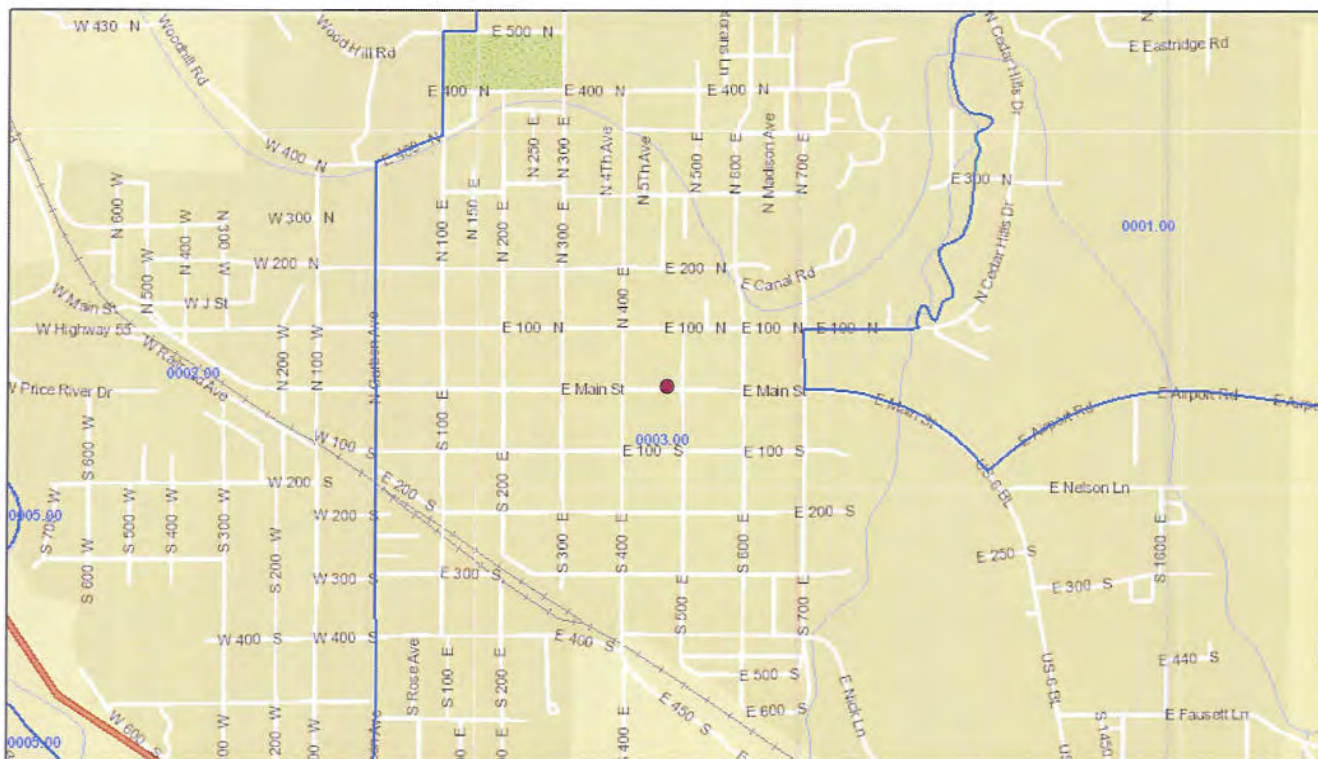
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$64,772
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$71,100
% below Poverty Line	11.89
Tract Median Family Income %	97.67
2010 Tract Median Family Income	\$63,264
2018 Estimated Tract Median Family Income	\$69,443
2010 Tract Median Household Income	\$55,729

Census Population Information

Tract Population	3789
Tract Minority %	9.63
Number of Families	901
Number of Households	1204
Non-Hispanic White Population	3424
Tract Minority Population	365
American Indian Population	4
Asian/Hawaiian/Pacific Islander Population	70
Black Population	0
Hispanic Population	243
Other/Two or More Races Population	48


Census Housing Information

Total Housing Units	1221
1- to 4- Family Units	1170
Median House Age (Years)	26
Owner-Occupied Units	812
Renter Occupied Units	392
Owner Occupied 1- to 4- Family Units	812
Inside Principal City?	NO
Vacant Units	17



● Matched Address: 475 E MAIN ST, PRICE, UT, 84501
MSA: NA - NA (Outside of MSA/MD) || State: 49 - UTAH || County: 007 - CARBON COUNTY || Tract Code: 0003.00

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 475 E MAIN ST, PRICE, UT, 84501
 MSA: NA - NA (Outside of MSA/MD)
 State: 49 - UTAH
 County: 007 - CARBON COUNTY
 Tract Code: 0003.00

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$71,100
2018 Estimated Tract Median Family Income	\$52,642
2010 Tract Median Family Income	\$47,963
Tract Median Family Income %	74.04
Tract Population	4405
Tract Minority %	24.95
Tract Minority Population	1099
Owner-Occupied Units	815
1- to 4- Family Units	1649

Census Income Information

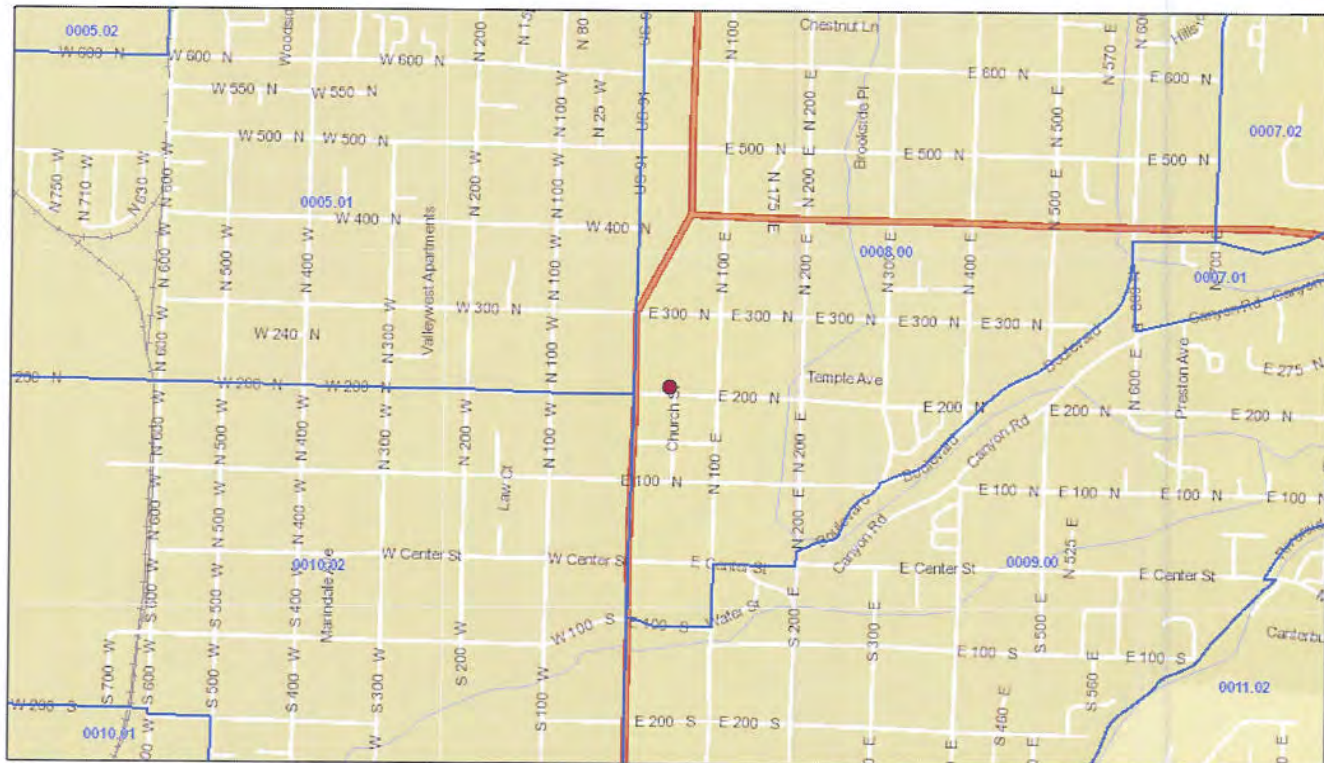
Tract Income Level	Moderate
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$64,772
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$71,100
% below Poverty Line	26.66
Tract Median Family Income %	74.04
2010 Tract Median Family Income	\$47,963
2018 Estimated Tract Median Family Income	\$52,642
2010 Tract Median Household Income	\$34,650

Census Population Information

Tract Population	4405
Tract Minority %	24.95
Number of Families	914
Number of Households	1596
Non-Hispanic White Population	3306
Tract Minority Population	1099
American Indian Population	4
Asian/Hawaiian/Pacific Islander Population	50
Black Population	136
Hispanic Population	672
Other/Two or More Races Population	237

Census Housing Information

Total Housing Units	1789
1- to 4- Family Units	1649
Median House Age (Years)	60
Owner-Occupied Units	815
Renter Occupied Units	781
Owner Occupied 1- to 4- Family Units	815
Inside Principal City?	NO
Vacant Units	193



● Matched Address: 45 E 200 N, LOGAN, UT, 84321
MSA: 30860 - LOGAN, UT-ID || State: 49 - UTAH || County: 005 - CACHE COUNTY || Tract Code: 0008.00

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 45 E 200 N, LOGAN, UT, 84321
 MSA: 30860 - LOGAN, UT-ID
 State: 49 - UTAH
 County: 005 - CACHE COUNTY
 Tract Code: 0008.00

Summary Census Demographic Information

Tract Income Level	Low
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,600
2018 Estimated Tract Median Family Income	\$29,432
2010 Tract Median Family Income	\$26,944
Tract Median Family Income %	45.56
Tract Population	4981
Tract Minority %	14.64
Tract Minority Population	729
Owner-Occupied Units	346
1- to 4- Family Units	1685

Census Income Information

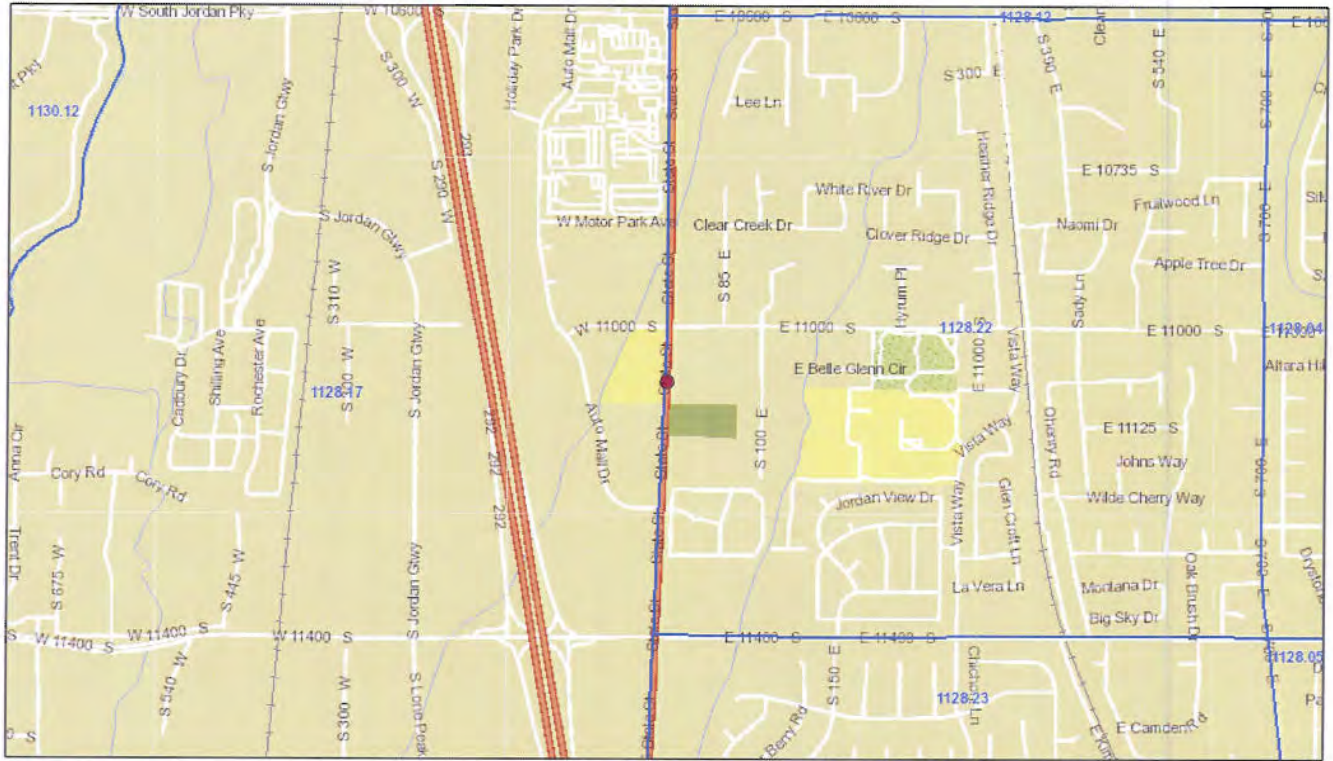
Tract Income Level	Low
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$59,129
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,600
% below Poverty Line	45.80
Tract Median Family Income %	45.56
2010 Tract Median Family Income	\$26,944
2018 Estimated Tract Median Family Income	\$29,432
2010 Tract Median Household Income	\$23,993

Census Population Information

Tract Population	4981
Tract Minority %	14.64
Number of Families	870
Number of Households	1941
Non-Hispanic White Population	4252
Tract Minority Population	729
American Indian Population	10
Asian/Hawaiian/Pacific Islander Population	148
Black Population	65
Hispanic Population	453
Other/Two or More Races Population	53

Census Housing Information

Total Housing Units	2192
1- to 4- Family Units	1685
Median House Age (Years)	56
Owner-Occupied Units	346
Renter Occupied Units	1595
Owner Occupied 1- to 4- Family Units	270
Inside Principal City?	YES
Vacant Units	251



● Matched Address: 11075 STATE ST, SANDY, UT, 84070
MSA: 41620 - SALT LAKE CITY, UT || State: 49 - UTAH || County: 035 - SALT LAKE COUNTY || Tract Code: 1128.22

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 11075 STATE ST, SANDY, UT, 84070
 MSA: 41620 - SALT LAKE CITY, UT
 State: 49 - UTAH
 County: 035 - SALT LAKE COUNTY
 Tract Code: 1128.22

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,700
2018 Estimated Tract Median Family Income	\$85,064
2010 Tract Median Family Income	\$76,685
Tract Median Family Income %	106.73
Tract Population	4951
Tract Minority %	20.34
Tract Minority Population	1007
Owner-Occupied Units	1049
1- to 4- Family Units	1175

Census Income Information

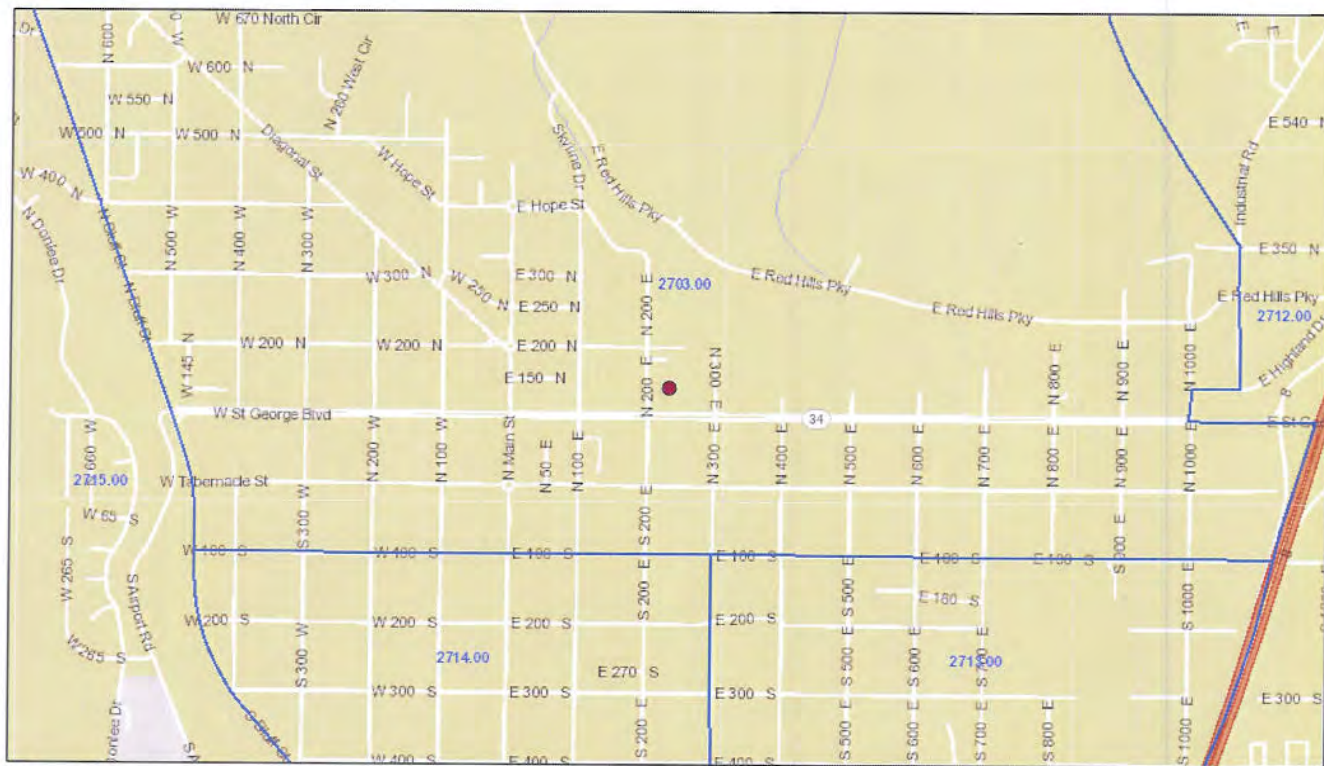
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,849
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,700
% below Poverty Line	9.06
Tract Median Family Income %	106.73
2010 Tract Median Family Income	\$76,685
2018 Estimated Tract Median Family Income	\$85,064
2010 Tract Median Household Income	\$60,968

Census Population Information

Tract Population	4951
Tract Minority %	20.34
Number of Families	1151
Number of Households	1638
Non-Hispanic White Population	3944
Tract Minority Population	1007
American Indian Population	0
Asian/Hawaiian/Pacific Islander Population	174
Black Population	34
Hispanic Population	764
Other/Two or More Races Population	35


Census Housing Information

Total Housing Units	1805
1- to 4- Family Units	1175
Median House Age (Years)	21
Owner-Occupied Units	1049
Renter Occupied Units	589
Owner Occupied 1- to 4- Family Units	1025
Inside Principal City?	NO
Vacant Units	167



● Matched Address: 243 E ST GEORGE BLVD, SAINT GEORGE, UT, 84770
MSA: 41100 - ST. GEORGE, UT || State: 49 - UTAH || County: 053 - WASHINGTON COUNTY || Tract Code: 2703.00

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 243 E ST GEORGE BLVD, SAINT GEORGE, UT, 84770
 MSA: 41100 - ST. GEORGE, UT
 State: 49 - UTAH
 County: 053 - WASHINGTON COUNTY
 Tract Code: 2703.00

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,600
2018 Estimated Tract Median Family Income	\$61,105
2010 Tract Median Family Income	\$55,000
Tract Median Family Income %	94.59
Tract Population	8930
Tract Minority %	22.06
Tract Minority Population	1970
Owner-Occupied Units	1982
1- to 4- Family Units	2944

Census Income Information

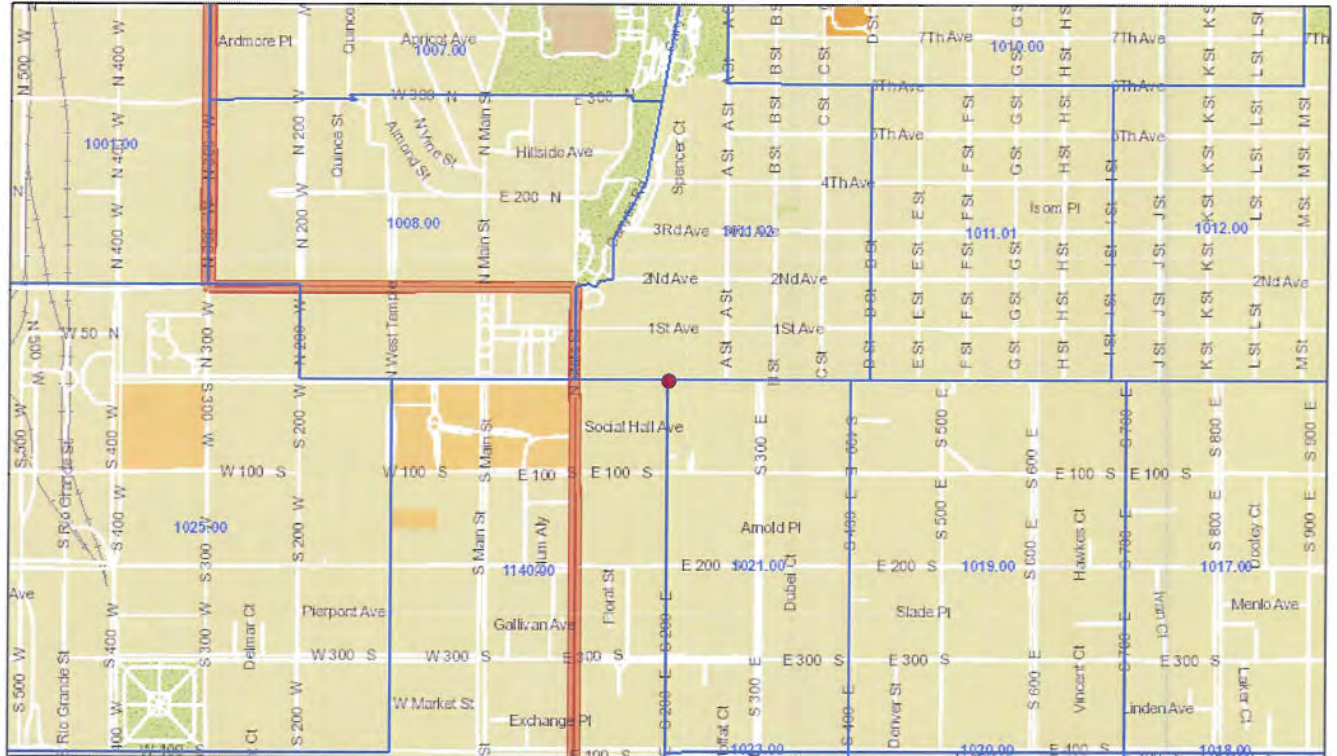
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$58,145
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,600
% below Poverty Line	20.09
Tract Median Family Income %	94.59
2010 Tract Median Family Income	\$55,000
2018 Estimated Tract Median Family Income	\$61,105
2010 Tract Median Household Income	\$45,557

Census Population Information

Tract Population	8930
Tract Minority %	22.06
Number of Families	2126
Number of Households	2841
Non-Hispanic White Population	6960
Tract Minority Population	1970
American Indian Population	117
Asian/Hawaiian/Pacific Islander Population	223
Black Population	148
Hispanic Population	1350
Other/Two or More Races Population	132

Census Housing Information

Total Housing Units	3206
1- to 4- Family Units	2944
Median House Age (Years)	23
Owner-Occupied Units	1982
Renter Occupied Units	859
Owner Occupied 1- to 4- Family Units	1982
Inside Principal City?	YES
Vacant Units	365



● Matched Address: 200 E SOUTH TEMPLE ST, SALT LAKE CITY, UT, 84111
MSA: 41620 - SALT LAKE CITY, UT || State: 49 - UTAH || County: 035 - SALT LAKE COUNTY || Tract Code: 1021.00

● Selected Tract
MSA: || State: || County: || Tract Code:

 2018 FFIEC Geocode Census Report

Matched Address: 200 E SOUTH TEMPLE ST, SALT LAKE CITY, UT, 84111
 MSA: 41620 - SALT LAKE CITY, UT
 State: 49 - UTAH
 County: 035 - SALT LAKE COUNTY
 Tract Code: 1021.00

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,700
2018 Estimated Tract Median Family Income	\$48,019
2010 Tract Median Family Income	\$43,295
Tract Median Family Income %	60.25
Tract Population	1364
Tract Minority %	19.65
Tract Minority Population	268
Owner-Occupied Units	115
1- to 4- Family Units	58

Census Income Information

Tract Income Level	Moderate
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,849
2018 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,700
% below Poverty Line	26.69
Tract Median Family Income %	60.25
2010 Tract Median Family Income	\$43,295
2018 Estimated Tract Median Family Income	\$48,019
2010 Tract Median Household Income	\$26,209

Census Population Information

Tract Population	1364
Tract Minority %	19.65
Number of Families	151
Number of Households	1079
Non-Hispanic White Population	1096
Tract Minority Population	268
American Indian Population	87
Asian/Hawaiian/Pacific Islander Population	15
Black Population	24
Hispanic Population	113
Other/Two or More Races Population	29

Census Housing Information

Total Housing Units	1255
1- to 4- Family Units	58
Median House Age (Years)	76
Owner-Occupied Units	115
Renter Occupied Units	964
Owner Occupied 1- to 4- Family Units	9
Inside Principal City?	YES
Vacant Units	176



Branch Closings and Openings 2016

LPO – Closed

Tooele Mortgage Banking (LPO) located at: 7 So. Main Suite 103, Tooele, UT 84074
Closed: 01/2016



Branch Closings and Openings 2017

Branch Relocations

Bank of Utah's Roy branch was relocated from 5741 South 1900 West, Roy, Utah 84067 to 5729 South 1900 West, Roy, Utah 84067 effective February 18, 2017.

Branch Openings

Bank of Utah opened a new branch in Bountiful, Utah located at 100 South 500 West, Bountiful, Utah, 84010 effective May 22, 2017.

ATM Additions

Bank of Utah added an ATM at our new branch in Bountiful, Utah located at 100 South 500 West, Bountiful, Utah, 84010 effective May 22, 2017.



Branch Closings and Openings 2018

Bank of Utah did not have any branch openings, branch closings, branch relocations or new ATM's in 2018.



Branch Services



Bank of Utah – Services

Personal Checking Accounts

All of our checking accounts come with the following services:

- Free online banking
- Free bill pay
- Free debit card
- Surcharge-free ATM access in all 50 states
- Three Overdraft Protection options:
 - Automatic transfer from a linked Bank of Utah account
 - Overdraft Line of Credit (subject to credit approval)
 - Authorized overdraft on debit card purchases (called *Reg. E Opt in*)
- Special Discounts on fees for mortgages closed with Bank of Utah

E Z Checking

Free checking account with unlimited check writing and includes:

- \$100 opening deposit required
- No minimum balance
- No monthly service charge

Student Checking

Available to students age(s) 16 – 26. Student ID required

- \$25 opening deposit required
- No minimum balance
- No monthly service charge
- E-statements required
- Free mobile deposit
- Use debit card at over 25,000 surcharge-free ATMs
- Send money to family and friends on your phone or online

Premier Checking

Simple account with low minimum balance requirement and unlimited check writing and include:

- \$100 opening deposit required
- Interest paid with daily balance of \$500
- No monthly fee with daily balance of \$400
- \$6 monthly fee if balance drops below minimum account balance



Top 50 Checking

Great account for those over the age of 50 and includes:

- \$100 opening deposit required
- Interest paid with daily balance of \$500
- No monthly fee with daily balance of \$100
- Free custom Bank of Utah checks
- Free Cashier's Checks, Official Checks and Money Orders
- Free Safe Deposit Box for first year
- \$6 monthly fee if balance drops below minimum account balance
- If balance falls below \$100, there is a \$0.20 activity fee for each transaction of 40 transactions

Premier Gold Checking

This account offers the highest interest rate and unlimited check writing, which also includes:

- \$100 opening deposit required
- Interest paid with daily balance of \$500
- No monthly fee with daily balance of \$2500
- Free custom Bank of Utah checks
- Free Cashier's Checks, Official Checks and Money Orders
- Free ID Theft Recovery Service
- Free Safe Deposit Box for first year
- Discounts at local merchants
- If the balance falls below \$2500 a \$8/month fee (\$4/month if 50+ years old) is charged

Health Savings Accounts (HSA)

A Health Savings Account (HSA) is a tax advantaged account used to pay for health care expenses. HSAs must be paired with a High Deductible Health Plan (HDHP), and together can offer significant insurance savings and tax-exempt savings. Another great benefit of the HSA: unlike other plans (like Cafeteria Plans), the money in the account and the interest you earn is yours to keep year after year.

Account Features:

- No monthly maintenance fee
- No account setup fee
- No minimum to open
- Interest bearing (Tiered)
- \$500 minimum to obtain interest
- Free Visa Debit Card
- Free online banking and bill pay



Personal Savings Accounts

Regular Savings

The Regular Savings account is a simple account that offers daily compounding interest which is credited to your account quarterly. This account is designed to start building cash reserves with a smaller balance.

The account offers the following features:

- \$200 minimum opening deposit
- Quarterly Statements
- Six free debits per month. After six, \$1 per withdrawal
- Account has no monthly fee if a daily balance of at least \$200 is maintained. If the daily balance falls below \$200 a \$3/month maintenance fee is charged

Transaction Limitations: Only six pre-authorized, automatic, computer, or telephone transfers per month with no transfers by check, draft, debit card, or similar order to third parties.

Savings for Children

Our Regular savings for Children account encourages those under 18 years of age to learn about personal finance. With a minimum opening deposit of \$10, minors can gain valuable early money-management experience by earning an Annual Percentage yield (APY)

This account offers all of the advantages of our Regular Savings Account with one extra plus: the minimum account balance requirement of \$200 is waived while the customer is under 18 years old. A minimum average daily balance of \$1 is required to accrue interest on this account.

Transaction Limitations: Only six pre-authorized, automatic, computer, or telephone transfers per month with no transfers by check, draft, debit card, or similar order to third parties.

iSave – Internet Savings Account

The iSave – Green Savings account is Bank of Utah’s way of encouraging you to “go green” and help save the environment. This account requires a Bank of Utah personal checking account, online banking and eStatements. The minimum opening deposit is \$100; a minimum balance of \$100 is required to avoid a monthly maintenance fee charge of \$3.00. A minimum average daily balance of \$500 is required to accrue interest on this account. Employee assisted transactions are assessed a \$3 activity fee.



The account offers the following features:

- Electronic Statements combined with checking
- Six free debits per month. After six, \$1 per withdrawal

Transaction Limitations: Only six pre-authorized, automatic, computer, or telephone transfers per month with no transfers by check, draft, debit card, or similar order to third parties.

Money Market Savings

An Insured Money Market account is a savings account with a tiered earning rate – the more money you save, the higher the interest rate you will earn! Requires a minimum deposit of \$1000 to open the account.

This account has no monthly fee if a daily balance of at least \$1,000 is maintained. If the daily balance falls below \$1,000 a \$10/month fee is charged.

Your Insured Money Market account features:

- Monthly Statements
- Six free debits per statement cycle. After six, \$1 per withdrawal.

Transaction Limitations: Transfers from an Insured Money Market account to another account or to third parties by pre-authorized, automatic, telephone, or computer transfer or by check, draft, or similar order to third parties are limited to six per statement cycle.

Premier Gold Money Market Savings

Our best and highest earning interest account, the Premier Gold Money Market Savings. You must have a Premier Gold Checking Account with at least two other bank services to qualify for this account. Requires a minimum deposit of \$5000 to open the account.

A minimum average daily balance of \$1 is required to accrue interest on this account. A minimum balance of \$5000 is required to avoid a monthly Maintenance Charge of \$10.

Your Premier Gold Insured Money Market account features:

- Monthly Statements
- Six free debits per month. After six, \$1 per withdrawal.

Transaction Limitations: Transfers from a Premier Gold Money Market Savings account to another account or to third parties by pre-authorized, automatic, telephone, or computer transfer or by check, draft, or similar order to third parties are limited to six per statement cycle.



Individual Retirement Accounts

An Individual Retirement Account (IRA) is a personal savings plan that, in many cases, provides income tax advantages to individuals saving money for retirement purposes. IRAs can also be established for educational purposes. An IRA may be set up with a minimum of \$100 at any time and contributions to it made as you like, in compliance with government tax laws. The length of time and amount of the IRA determines the rate of interest you earn.

Bank of Utah can guide you through the laws and regulations that impact IRAs to help you determine whether this investment tool is right for you.

Certificates of Deposit

CDs can be a very important component of your investment plan. Bank of Utah offers a broad selection of CDs that earn you a guaranteed rate of interest when you leave your money in for a fixed period of time. The rate of interest you earn depends on the length of time and the amount of deposit. Federal regulations require substantial interest penalties for early withdrawals.

The Certificate of Deposit earns high interest safely and conveniently for individuals, as well as for partnerships, corporations, municipalities and associations.

Super Saver CD

Use our Super Saver CD to save for a holiday event, a big vacation, or to jump start a savings program. The Super Saver CD is a one-year certificate of deposit, with no maintenance charges, that you can deposit into each month. The interest you earn adjusted at maturity to match our 12-month CD rate. Money can only be withdrawn at 12-month maturity. The CD requires a \$500 minimum deposit, with subsequent deposits of at least \$100.

Jumbo CD

A Jumbo CD acts like any other CD, except that it has higher interest rates and is only for amounts over \$100,000. A Jumbo CD provides a low-risk, high-interest rate option, with terms of 30 days, 60 days, 90 days, 6 months (182 days), 1 year and 2 years.



Business Deposit Accounts

Our checking accounts offer convenience, value, security and peace of mind. One of our knowledgeable bankers can help you choose accounts that will maximize your cash flow and help you achieve your financial objectives. Our business checking accounts include the following benefits:

- Free check images returned with statement
- Free check images available online
- Free online banking
- Free online Bill Pay
- No-fee Notary Service

Analyzed Business Checking

This account is for larger businesses that have higher account activity or wish to use their balance to offset transaction fees and costs associated with the use of Treasury Management products.

Account Features:

- \$500 minimum opening deposit
- \$8 Monthly Service Charge
- No Minimum Balance
- \$20 Credit per year toward purchase of business checks through Bank of Utah when you sign up for e-statements
- Free Business Rewards Debit Card
- Preferred Pricing to Attend Bank of Utah Financial Seminars

Treasury Management Features:

- Free online banking with security token for additional protection
- Option to upgrade to Enhanced Internet Banking with ACH/Payroll and Online Wire Capabilities
- Free Business Online Bill Pay
- Preferred Pricing on Bank of Utah Merchant Services and Merchant Terminals
- Option to add Remote Deposit Scanner
- Option to attach to a Sweep Account

Loan Features:

- Business Rewards Credit Card*
 - Overdraft Line of Credit on Checking Account*
 - Preferred Pricing on Small Business Line of Credit*
- *Credit Approval Required

Monthly balances on the account determine a tiered earnings credit. Tier Levels are \$0.00 to \$19,999.99, \$20,000.00 to \$99,999.99, and \$100,000 and greater. The earnings credit obtained each month offsets the monthly activity charges. A tiered earning credit allowance is calculated based on the average of the 13-week Treasury bill auctions conducted during the concurrent month.



The earnings credit computation is derived in the following manner:

- The daily average balance less uncollected funds equals daily average collected funds.
- The daily average collected funds less 10% reserve equals daily average investable balance.
- The daily average investable balance multiplied by the earnings credit allowance and divided by 365, then multiplied by the number of days in the billing cycle, equals the earnings credit.

Free Business Checking

This account is for business with basic treasury management needs and smaller numbers of transactions 300 checks per month FREE! After 300 transactions per month a \$.50 fee per transaction is applied.

Account Features:

- No Monthly Service Charge
- No Minimum Balance
- Free Business Rewards Debit Card

Treasury Management Features:

- Free online banking with security token for additional protection
- Option to upgrade to Enhanced Internet Banking with ACH/payroll and Online Wire Capabilities
- Free Business Online Bill Pay
- Preferred Pricing on Bank of Utah Merchant Services and Merchant Terminals
- Option to add Remote Deposit Scanner
- Sweep Accounts not available

Loan Features:

- Business Rewards Credit Card*
 - Overdraft Protection Line of Credit on Checking Account*
 - Preferred Pricing on Small Business Lines of Credit*
- *Credit Approval Required

Business Advantage Checking

This account offers interest earnings and is designed specifically for Sole Proprietor businesses.

Account Features:

- No minimum balance
- No monthly service charge
- \$100 Minimum Opening Deposit
- Free Business Rewards Debit Card
- Free online banking
- Free business online bill pay
- Interest Bearing (Tiered)
- Available to Sole Proprietor (DBA) Business only



Non-profit Advantage Checking

This account offers interest earnings and minimal maintenance fees for organizations that provide proof of non-profit status.

Account Features:

- Interest Bearing (Tiered)
- Unlimited Check Writing
- No Monthly Maintenance Fee
- \$100 Minimum Opening Deposit
- Available to Non-profit Entities only

Public Fund Advantage Checking

This account offers interest earnings and minimal maintenance fees for organizations that are a public entity.

Account Features:

- Interest Bearing (Tiered)
- Unlimited Check Writing
- No Monthly Maintenance Fee
- \$100 Minimum Opening Deposit
- Available to Public Entities only

Business Savings

A Business Savings account is an ideal place to start building your cash reserves. A minimum balance of \$200 is required to avoid a monthly Maintenance Charge of \$3.00. A minimum average daily balance of \$1 is required to accrue interest on this account.

The account offers the following features:

- Quarterly Statements
- Variable interest compounded daily and paid quarterly
- Six debits free per month. After six, \$1 per withdrawal

Transaction Limitations: Only six pre-authorized, automatic, telephone, or electronic transfers allowed per month.



Insured Money Market Account

Use this account if you need to preserve access to your funds and want a tiered account so you will earn higher interest rates on your money

Account Features:

- Opening balance of \$1000
- No maintenance fee unless your minimum daily balance drops below \$1000. Then a \$10 monthly service charge is assessed.
- Variable, tiered interest rate
- Six free debits per month; \$1 each additional withdrawal
- Six pre-authorized automatic, telephone, or e-transfers per month

Premier Gold Money Market Account

This account gives you access to your funds, while also earning the bank's highest money market rate.

Account Features:

- Opening balance of \$5000
- No maintenance fee unless your minimum daily balance drops below \$5000. Then a \$10 monthly service charge is assessed.
- Variable, tiered interest rate
- Six free debits per month; \$1 each additional withdrawal
- Must have a business checking account and at least 2 other bank services
- Six pre-authorized automatic, telephone, or e-transfers per month.

Certificate of Deposit

A business CD can serve a variety of your short and long-term business strategies. You can use your CD as collateral on a business loan.

We offer maturities from 30 days to 60 months with interest rates that vary by term and balance. Our CDs have convenient automatic renewal options and your interest payments may be paid by transfer or check.

Federal regulations require substantial penalties for early withdrawal.

Money Market Sweep

This product is intended to reward high balance cash management customers by offering a higher interest rate. At the end of every day, this account automatically sweeps everything over a specified balance level from your Commercial Checking account into an Insured Money Market account.



The features are as follows.

- Opening balance of \$1,000.
- Tiered interest rates
- No maintenance fee unless your minimum daily balance drops below \$1,000. Then a \$10 monthly service charge is assessed.
- First six debits each month are free. After six, \$1 per withdrawal.
- FDIC Insured account

Transaction Limitations: Only six pre-authorized, automatic, telephone, or electronic transfers allowed per month.

Sweep Repurchase *

With a Repurchase (Repo) Sweep, residual Checking Account funds are transferred into an interest-bearing account until needed. This arrangement consists of one or more Checking Accounts tied to a Repo Sweep. The funds transfer back from the Repo Sweep as needed to cover checks and maintain the stated service balance. A Repo Sweep has the option to have combined monthly statements that detail all business checking account and Sweep Repurchase transactions.

A Repo Sweep is an Overnight Repurchase Account with no transaction limit and is **NOT FDIC insured**.* The funds are backed by U.S. Government Agency Securities and has a monthly maintenance fee.

3-Way Sweep

With the 3-Way Sweep, residual checking account funds first pay a revolving line of credit, and then move into your sweep account. This option allows the Checking Account Sweep Account and the Credit Line to fund each other. If the Checking Account needs funds it will look to the Sweep Account first and then the Credit Line second. If the checking Account has excess funds over the stated service balance it will first pay down the Credit Line (as a principal only payment) and then any remaining funds will be credited to the Sweep Account. Any Credit Line scheduled payments will remain your responsibility. This sweep option does not allow automatic scheduled payments or required interest repayment. You will be provided a monthly statement of all account activity and a separate notice when a Credit Line payment is due.

Zero Balance Account

A Zero Balance Account (ZBA) gives you a convenient and automated way to consolidate funds from multiple subsidiary accounts to one master account. A ZBA is a great option for businesses that need to streamline their account monitoring and minimize time spent transferring between multiple business accounts.



Collected funds are transferred daily to or from the master account, bringing the subsidiary accounts to a zero or pre-determined balance. A ZBA eliminates excess or idle balances and allows you to more efficiently manage cash across multiple accounts from many locations, division, or accounting functions – which can improve the earning power of your funds and can reduce the occurrence of overdrafts.

Insured Cash Sweep (ICS)

Concerned about ALL your funds being FDIC insured? With an ICS you do not have to choose between earning a return, having peace of mind, or liquidity – you can have it all. An ICS moves your excess funds above the \$250,000 FDIC insurance threshold, to money market deposit accounts at other FDIC-insured financial institutions with the ICS Network.

The placement of your funds occurs in increments below the standard FDIC insurance maximum of \$250,000 so that both principal and interest are eligible for FDIC insurance. When funds are needed in your Bank of Utah account, funds are swept back from the multiple money market deposit accounts within the ICS Network.



Treasury Management

The bank has designed a full line of treasury management solutions so you can manage your cash position with ease. In addition to your business checking and business savings accounts, keep your business running smoothly with products that will increase your availability of funds, enhance security and deliver streamlined electronic service.

- Business Online Banking – Do business banking on your schedule with our complete online service suite which includes online bill pay. Our secure convenient and user friendly environment provides for effortless electronic banking as well as mobile banking.
- ACH Debit – Collecting payments – Electronically transfer funds with ACH Debit. Use ACH debit to collect or pull payments from another person or institutions account.
- Positive Pay – Upload your daily checks and ACH payments to our system and they will be cross-referenced with checks; at your option you may choose to receive notification for ACH only or check only when a debit hits your account protecting your business from any fraudulent activity.
- Remote Deposit/Mobile Deposit – Deposit checks right from your office to your bank account via a scanner or mobile device, saving you time and money.
- ACH Credit – Electronically transfer funds with ACH Credit. Use ACH Credit for direct deposit payrolls, as well as to make payments.
- Online Wires – Manage wires through your business online banking account. Save a trip to the bank by sending wires from your desktop.
- Merchant Services – Accept debit and credit cards via point of sale (POS) systems, mobile solutions, or on your website with our gateway solution. Our payment processing systems are as simple or complex as you need with no monthly contracts or minimum processing requirements.
- Payroll Cards – Offer payroll cards to your employees making direct deposit payroll available to them with the convenience of a debit card. A cost effective benefit to your employees and business.
- Sweep Accounts – Manage your cash flow between two or more accounts to pay down a line of credit, earn interest, or both. Protect funds with our Insured Cash Sweep (ICS) option.



Online Banking Services

Free Online Banking

Use Bank of Utah's Online Banking services to manage your banking affairs from home or at work, 24-hours a day, 7 days a week, through the Internet. It's safe, easy, private, and convenient.

Use our online banking services to do any of the following:

- View your accounts 24-hours a day
- Obtain and update account information
- Transfer money between your accounts (Internally and Externally)
- Place stop payments
- Apply for consumer loans
- Make loan payments – with Bank of Utah checking account
- Pay your bills
- View up to 25 months of past account statements

Online Bill Pay

Bill Pay is simple, fast and convenient. Use Bill Pay to send payments to any person, company, or organization from your consumer Bank of Utah checking account.

Use Bill Pay to do any of the following:

- Schedule payments to anyone that you currently pay by check
- Schedule recurring payments
- Receive and pay "e-bills"

E-Statements

When you opt for E-Statements from Bank of Utah, you won't have to deal with paper clutter or risk theft of your paper statements through the mail.

Mobile Banking

Utilize Bank of Utah's innovative mobile banking platform to access your money how you want and when you want:

- View account balances and recent transactions
- Transfer money between accounts
- Deposit checks
 - Mobile Check Deposit allows you to deposit checks into your account without going to a branch with a mobile device through Bank of Utah's app
- Send money to friends
- Find nearby branch and ATM locations



Telephone Banking Information

With Telephone Banking, account information and customer service are just a phone call away. A simple, automated phone system keeps you in touch 24-hours a day.

To use Bank of Utah's Telephone Banking, call:

- Local: 801-394-9804
- Toll Free: 1-800-394-9804

A recorded voice gives you options to access the system. If you are familiar with the system and know the option you need, you may press that option during the message.

Main Menu Options	Press
Account information and funds transfer <i>(see subsequent options below)</i>	1
Instructions on how to use this system	2
For branch and ATM locations	3
Repeat this menu	9
Customer service representative <i>(during regular business hours)</i>	0

For account information and funds transfer, the Telephone Banking system will ask you to enter any of your Bank of Utah account numbers, followed by pressing # - **do not include leading zeros**. Then the system will require a security code (which is different than your debit card PIN), followed by pressing #.

Account Information and Funds Transfer Options	Press
Checking and money market	1
Savings	2
Loan	3
CD or Ira	4
Return to previous menu	8
Repeat this menu	9
Customer service representative <i>(during regular business hours)</i>	0

Recorded voice prompts will guide you through the telephone banking session. If you need any assistance you can press 0 to contact a customer service representative* or hang up and call technical support* at the following numbers:

For **technical support**, call:

- Local: 801-409-5074
- Toll Free: 1-877-268-9322

*Available during regular business hours



Identity Theft Recovery Services

Identity theft happens when someone uses your personal information without your permission to commit fraud or other crimes. Bank of Utah recognizes that no matter how careful you are, almost anyone can fall victim to this crime.

In response, we automatically provide every signer on a Bank of Utah consumer checking account with FREE Identity Theft Recovery Services.

Free IDSafeChoice

If you suspect your identity has been stolen, contact a Bank of Utah customer service representative at any branch – OR – call 1-800-516-5559. You will be contacted within 24 hours by a certified ID Theft Recovery Advocate who will complete an assessment of your case and create a specific Recovery Plan. Your advocate will continue to work on your behalf until all suspect events and problems have been resolved.

Free IDSafeChoice includes the following:

- Assignment of your own Identity Theft Recovery Advocate
- Online or overnight delivery of a Fraud Recovery Package within two Business Days
- Preparation, filing, and follow-up for all necessary documentation to affected agencies, financial institutions, and businesses
- Credit review from all three Credit Bureaus
- Fraud Alerts issued to all credit agencies, and Federal and local law enforcement
- Progress reports and post-recovery follow-up for 12 months following restoration
- A confirmation of your return to pre-identity theft status – no matter how long it takes

Review specific service coverage information on-line at:

- www.bankofutah.com/identitytheft



Debit Card Options

Bank of Utah VISA Debit Card

Our Visa Debit Card offers convenience and can be used virtually everywhere. We offer the latest EMV Chip technology that helps increase security and reduce card-present fraud. These cards are embedded with a micro-computer chip. Some transactions may require a PIN instead of a signature to complete the transaction process.

Bank of Utah Business Rewards VISA Debit Card

This card offers the same convenience and technology as our standard debit card but includes the ability to earn rewards. Earn one point for every \$1 of net purchases charged to your Business Rewards Debit card. Choice of rewards includes a wide selection of travel, gift cards and merchandise.

Credit Card Options

VISA Credit Card – Private Banking

This card offers a low APR on purchases and no annual fee. Cardholders earn 1.5% cashback quarterly on all qualifying net credit card purchases.

Business VISA Credit Card

Non-Rewards: This card offers a low APR with no annual fee.

Rewards: This card offers the same features as the Non-Rewards Card except by adding a \$25 annual fee it turns everyday business purchases into rewards. Earn one point for every \$1 in qualifying net card purchases charged to your Business Rewards VISA Credit Card. Choice of rewards includes a wide selection of travel, gift cards, and merchandise or cash back on card.



Loans

Consumer Overdraft Line of Credit

With an Overdraft Protection Line of Credit, if the amount of your available credit limit is sufficient to cover an overdraft, advances will occur automatically on your account to cover any overdraft transaction(s) in your checking account in \$50 increments. You pay interest on the money only while you use it. Interest begins to accrue when the advance is posted to your account until the balance is paid in full. Your payment is deducted automatically from your checking account, or it can be made in person.

Standard Fees:	
\$ 5.00	Per completed transfer
\$30.00	Late payment fee
\$20.00	Returned payment fee

Consumer Loans

Bank of Utah offers very competitive rates on consumer loans. As a Bank of Utah account holder, you receive a discount of 0.25% off of your original loan rate when you set up your loan payment with an automatic payment plan.

- **Auto Loans**

Bank of Utah has low-rate auto loans to purchase the car or truck of your dreams. If you already have your dream car, take advantage of our low rates by refinancing your loan. Don't forget about our ability to help you gain access to your vehicle's equity to consolidate debt and get a lower interest rate.

- **Unsecured Loans**

An unsecured loan is a great option with a variety of purposes and doesn't require any collateral to borrower against. If you would like to consolidate debt, consider using an unsecured loan to combine everything into one loan with a low monthly payment

- **Recreational Vehicle (RV) Loans**

Utah is a mecca for the adventurer. And, lucky for you, Bank of Utah is the mecca for financing the dreams of the outdoor adventurer – it's a perfect match.



We finance a variety of large RVs with terms up to 120 months for:

- Trailers
- Boats
- Fifth wheels
- Campers, and
- Motor homes

But we don't stop there. We also have loan products with competitive rates for small RV's, including:

- Motorcycles
- ATV's
- Snowmobiles, and
- Personal watercraft

Home Equity Lines of Credit

A home equity line of credit (HELOC) gives you easy access to the equity in your home for a variety of reasons:

- Debt consolidation
- Home improvement
- Vacations

We offer a 10 year draw period with a 10 year repay period. A HELOC provides a flexible way to borrow with no annual fee.



Mortgage Loans

Bank of Utah has access to numerous different programs available in the secondary market.

- Conventional Loans

A conventional loan is any mortgage that is not guaranteed or insured by the federal government. A conventional loan is the ideal loan for borrowers with excellent credit and funds for a down payment.

Conventional mortgage guidelines allow you to purchase condos, planned unit developments, modular homes, manufactured homes, and 1-4 family residences. Conventional loans can also be used to finance primary residences, second homes and investment properties.

This standard product is the loan of choice for 75% of our customers. If you have money for a 5% down payment, this may be the loan for you.

- First Time Home Buyers

Bank of Utah has consistently been a top first time homebuyer lender in the state for the last ten years. The bank has access to so many mortgage programs that we can almost always find a way to help families get into a home. Bank of Utah is a certified lender for Utah Housing.

Bank of Utah is a member of the Federal Home Loan Bank (FHLB) of Des Moines. We participate in their Homestart and Native American Homeownership Initiative programs. FHLB supports affordable housing in the community of their members. We have access to grant funds to provide down payment and closing cost assistance to income eligible owner-occupant households.

- FHA Utah Housing Assistance

We believe that everyone deserves the opportunity to own a home. If eligible, you can take advantage of 100% financing at below market interest rates and receive assistance for your down payment.

- VA Loans

A VA loan helps service members, veterans and eligible surviving spouses by offering no down payment funding with low rates and flexible terms with no private mortgage insurance (PMI).



- USDA – United States Department of Agriculture/Rural Housing Loans

A Rural Housing loan, also referred to as a USDA loan or a Section 502 loan program, assists applicants in geographically-eligible areas and meet USDA income and property guidelines.

- Jumbo 30 & 15 Year Fixed Loans

When a conventional loan isn't enough and goes above what is commonly known as conforming limits, a jumbo loan is there to save the day for borrowers with large loan amounts. Bank of Utah offers Jumbo 30 and 15 year fixed loans for those needing to borrow more than the maximum amount allowed through the secondary housing market.

- Home Equity Conversion Mortgages (HECM) / Reverse Mortgages

A HECM, sometimes called a Reverse Mortgage is specifically designed for those 62+ years in age and allows borrowers to access a portion of their home's equity without monthly principal and interest payments.

The HECM is available as either an adjustable- or fixed-rate loan. The adjustable rate can adjust monthly or annually based on the LIBOR index. The Fixed-rate HECM maintains the same interest rate over the life of the loan.

Construction Loans

Our construction loans offer excellent rates, low fees, and unprecedented convenience on financing from starter to custom homes on an improved building lot. Our construction loans are locally serviced and are not brokered out to other lenders.

Construction loans offer the following features:

- Fast pre-approval for a permanent loan
- Payments made from an interest reserve account during the construction period
- Customized rates and terms
- Ability to lock your long-term interest rate at anytime after the loan closing
- Convenient in-house draws
- Interest charged only on the withdrawn portion of the loan



Lot Loans

Have you found the right lot, but aren't ready to build or have not yet selected a builder? Lot loans provide a unique avenue to own a property with flexible terms.

Lot loans at Bank of Utah are designed for improved building lots and are great options for customers who intend to build their primary residence on the lot within the term of the loan.

Once the lot is secured, take advantage of Bank of Utah's expertise in construction loans to take the next step in building your dream home.



Commercial Loans

A commercial loan is a smart way to finance a variety of legitimate business expenses. Our experienced Loan Officers will take the time to get to know you and your business. All loan decisions and servicing are performed locally, which means faster decisions to meet your business needs.

Bank of Utah's commercial loan products can help you:

- Purchase commercial real estate and equipment
- Manage sales growth
- Purchase inventory
- Improve your business location
- Consolidate existing business loans
- Purchase a business

Small Business Loans

As an SBA Lender, Bank of Utah works with the SBA to help small business obtain specialized financing. If you own a small business, you may qualify for an SBA loan. Bank of Utah utilizes SBA 7(a), SBA 504, and USDA loan programs.

Lines of Credit

Use a Commercial Line of Credit to:

- Support accounts receivable
- Replenish inventory
- Purchase new equipment
- Pay bills
- Boost cash flow

Construction and Development Loans

We offer a full range of acquisition and development loans, construction loans, bridge loans, and permanent loans customized to meet your needs. Construction Loans are structured to fit the particular transaction, with terms covering the project from pre-development through completion. Permanent loans can be created with short-term and long-term options.

Real estate projects that can be financed include:

- Subdivisions
- Lot purchases
- Owner-occupied or Investor-owned commercial real estate
- Special purpose properties



Wealth Management

Personal Trust Services

Bank of Utah offers estate planning and management services that are custom tailored to meet the unique needs of its customers and we offer all of the standard trust and investment services for:

- Revocable Living Trusts (Grantor Trusts)
- Irrevocable Trusts
- Asset Protection Trusts
- Charitable Foundation Trusts
- Special Needs Trusts
- Custody Accounts
- Conservatorships
- Probates
- Self-Directed IRA Accounts
- Investment Management Agency Accounts

You will need an attorney to prepare and provide legal advice regarding set-up of your trust. We work with you to locate an attorney who specializes in estate planning and is best suited to your specific needs. Because our trusts are managed locally, we have established strong working relationships with qualified local legal professionals.

Acting as a Corporate Trustee

A Corporate Trustee is a company (such as the Bank of Utah) that specializes in the management of trusts. Our trained staff of professionals manages the trust assets according to the instructions you provide in your trust agreement, handles all required paperwork, maintains accurate records, distributes income and principal from the trust in accordance with the terms of the trust agreement, and when the trust is dissolved, distributes the assets to your beneficiaries.



Corporate Trust

We offer a range of specialized corporate trust services with the Bank's signature focus, flexibility and personal service. Bank of Utah has extensive experience in aircraft owner trusts. We also have experience managing a variety of other assets, including rail, vessels, real estate, general equipment, project finance, life settlement and other large-ticket structured finance.

We specialize in the following services:

- Owner Trust
- Aircraft Owner Trust
- Indenture Trust
- Security Trust
- Voting Trust
- Collateral Agent
- Paying and Fiscal Agent
- Custodian and Escrow Agent
- Securities Intermediary
- Acting as a fiduciary for both equity and debt

Foreign Exchange Currency

We offer a range of corporate foreign exchange services. Our group within Bank of Utah has extensive experience providing corporate foreign exchange risk management services to domestic and multi-national customers with transactions with payables or receivables denominated in foreign currency.

We specialize in the following services:

- Wire transfers
- Foreign Bank Drafts
- Foreign Currency Demand Deposit Accounts
- Foreign Currency Time Deposit Accounts
- Foreign Currency Forward Contracts
- Foreign Currency Options
- Foreign Banknotes



Private Banking

Bank of Utah's Private Banking program allows you to work with an adept partner who offers simplified account management, credit solutions for growing your wealth, and advisory assistance for your estate planning, retirement planning, and business succession.

We specialize in the following services:

- Individual personalized banking for PB Clients. 24/7 access to Private Banker, Introduce Wealth Management Products IE: Trust and Investments
- Analysis of each PB Client needs - On-going assessment
- Create a Wealth Management plan with client and other team members and implementation – measure success of plan
- Special pricing on personal deposit products and loans as well as other terms and conditions depending on overall PB and business banking relationship
- Mobile deposit up to \$50,000
- Free Private Banking branded checks, debit cards, credit cards and accounts
- Discounted Safe Deposit Boxes of all sizes
- Enhanced client service from Bank of Utah employees who are aware that they are a Private Banking client

The Bank of Utah's CRA Public file is located in the office of our Lending Compliance Officer at 2605 Washington Blvd., Ogden, Utah.

If you should need additional information, please contact Liz Warner, Compliance/CRA at (801) 409-5088.



Account Fee Schedule



Consumer Deposit Account Fees

Checking	
Account Type	Associated Fee
EZ Checking	Free
Student Checking	Free
Top 50 Checking	\$6 monthly maintenance charge if balance falls below \$100
Premier Checking	\$6 monthly maintenance charge if balance falls below \$400
Premier Gold Checking	\$8 monthly maintenance charge if balance falls below \$2500 (\$4 if over 50 years of age)
Savings	
Account Type	Associated Fee
Statement Savings	\$3 monthly maintenance charge if balance falls below \$200
iSave Green Savings	\$3 monthly maintenance charge if balance falls below \$100
Money Market Savings	\$10 monthly maintenance charge if balance falls below \$1000
Premier Gold Money Market Savings	\$10 monthly maintenance charge if balance falls below \$5000



Bank of Utah Fee Schedule

Service	Fee
Account balance assistance	\$10.00 / per hour
Account research	\$15.00/per hour
Cash advance	
Customer	Free
Non-Customer	\$5 or 1% whichever is greater
Cashier's checks	
Customer	\$3.00
Non-Customer	\$5.00
Charge back (<i>returned deposit item</i>)	\$5.00 - each item
Check printing (<i>depends on style and quantity of check ordered</i>)	varies
Collection items (<i>any fees from our processor are also charged to the customer</i>)	\$15.00
Daily overdraft (<i>begins on 2nd business day account is overdrafted</i>)	
Balance Range:	
\$.01 - \$999.99	\$3.00
\$1000.00 - \$9999.99	\$7.50
\$10,000 and greater	\$20.00
Debit Card Replacement	\$5.00
Dormant account (<i>no activity for 12 months/DDA and 36 months/Savings</i>)	\$3.00
Early closure (<i>within 90 days of account opening</i>)	\$25.00
Execution processing	\$75.00
Garnishment processing	\$75.00
Levy processing	\$75.00
Money Orders	
Customer	\$2.00
Non-Customer	\$4.00
Nonsufficient funds (NSF) returned item	\$25.00 each
Notary Service (<i>Non-Customers</i>)	\$5.00 - per signature
Official Checks	
Customer	\$3.00 each
Non-Customer	\$5.00 each
Online banking wire transfers	
Outgoing	\$25.00
Foreign	\$25.00 - each item
Overdraft paid item	\$25.00 - each
Photocopies/fax	\$1.00 - each
Safe Deposit Boxes per year (<i>not all sizes available at each branch</i>)	
Key Deposit (<i>returned when 2 keys are returned to bank</i>)	\$10.00
3x5 box	\$15.00
5x5 box	\$25.00
3x10 box	\$30.00
5x10 box	\$50.00
10x10 box	\$100.00
Vault (Main Branch only)	\$130.00
Drilling Fee - (varies)	\$90.00 - \$200.00
Stop Payments	\$25.00 - each

Wire transfers	
Incoming - Customer	\$12.00
Outgoing - Customer	\$15.00
Foreign outgoing wire transfers	\$35.00



Business Account Fee Schedule



Business Account Fee Schedule

Free Business checking*

No Balance Required	X
No Monthly Maintenance fee	X
Minimum Opening Deposit	\$100
Online Cash Manager	X
Transaction Fees	Up to 300 FREE After 300 a \$.050 fee per transaction applies

**Sweep Accounts not available with Free Business Checking*

Analyzed Business Checking Activity Charges - (fees may be offset by earnings credit)

Maintenance fee	\$8.00 per month
Minimum opening deposit	\$500
Detailed account analysis statements	X
Itemized service fees	X
Online cash manager	X
Items paid on account	\$0.15 each
Credit items posted	\$0.25 each
Items Deposited	\$0.05 on B of U checks; \$0.06 clearing
Deposit admin fee	Based on current rate
Currency	\$0.80 per thousand
Coin	\$0.06 per roll
Interest on Negative collected balance	The average of the Wall Street Journal prime rate for the month plus 2%

Analyzed Business Checking Fee Schedule - the earnings credit computation is derived in the following manner:

	The daily average balance less uncollected funds equals daily average collected funds
	The daily average collected funds less ten percent reserve equals daily average investable balance
	The daily average investable balance multiplied by the earnings credit allowance and divided by 365, then multiplied by the number of days in the billing cycle, equals the earning credit
	The earning credit obtained each month offsets the monthly activity charges
	The tiered earnings credit allowance is calculated based on the average of the 13-week Treasury Bill auctions conducted during the concurrent month. Tier levels are as follows: 0 - 19,999.00; 20,000 - 99,999; 100,000+

Business Advantage Checking - (Available to Sole Proprietor business only)

No Monthly Maintenance or Activity Fees	X
Minimum Opening Deposit	\$100
Interest Rate	Tiered

Public Fund Advantage Checking - (Available to any public entity)

No Monthly Maintenance or Activity Fees	X
Minimum Opening Deposit	\$100
Interest Rate	Tiered
Check Writing	Unlimited



Non-Profit Advantage Checking - (Available to any public entity)

No monthly maintenance or activity fees	With proof of non-profit status
Minimum opening deposit	\$100
Interest Rate	Tiered

Other Fees and Online Activity Charges - (Fees may be offset by earnings credit for analyzed accounts and assessed as a service charge of non-analyzed business accounts)

Official Check	\$3.00 each
Money Order	\$2.00 each
Stop payment order	\$25.00 each
Outgoing wire	\$15.00 each domestic; \$35.00 each foreign
Online outgoing wire	\$10.00 each domestic; \$25.00 each foreign
Incoming wire	\$12.00 each
Return Deposit Items	\$5.00 each
EFTPS Tax payment (Online only)	\$2.50
ACH NACHA file transfer - (Online only)	\$1.00 for the first 5 items then \$0.10 thereafter
ACH Fund Transfer (Online only)	\$1.00
ACH returned item	\$5.00
Remote deposit capture	\$25.00 a month
Remote deposit per item deposited	\$0.09

Business Savings

Minimum opening deposit	\$200
Monthly maintenance charge	\$3.00 per month if balance falls below \$200
Interest rate	Variable Interest compounded daily, paid quarterly
Withdrawal information	Six debits free per month, after six \$1.00 per withdrawal. Withdrawals include pre-authorized, automatic, telephone or e-transfers.

Insured Money Market Account

Minimum opening deposit	\$1,000
Monthly maintenance charge	\$10.00 per month if balance falls below \$1,000
Interest rate	Tiered interest with variable rates
Withdrawal information	Six debits free per month, after six \$1.00 per withdrawal. Withdrawals include pre-authorized, automatic, telephone or e-transfers.

Premier Gold Money Market Account - (Must have a Business Checking Account and at least two other bank services.)

Minimum opening deposit	\$5,000
Monthly maintenance charge	\$10.00 per month if balance falls below \$5,000
Interest rate	Tiered interest with variable rates
Withdrawal information	Six debits free per month, after six \$1.00 per withdrawal. Withdrawals include pre-authorized, automatic, telephone or e-transfers.



**Branch Operations
2019**

Operating Branches (with ATM's (All Time Teller Machines))

Branch		Address	City, State	Zip	Census Tract
Ogden Main	01	2605 Washington Blvd.	Ogden, Utah	84401	2011.00*
Roy	02	5729 S 1900 W	Roy, Utah	84067	2107.04
South Ogden	03	4605 Harrison Blvd.	South Ogden, Utah	84403	2020.00
Orem	04	1000 W 800 N	Orem, Utah	84057	0007.06
Ben Lomond	07	115 Washington Blvd.	Ogden, Utah	84404	2002.02*
Layton	20	717 W Antelope	Layton, Utah	84041	1258.05
Bountiful	19	100 South 500 West	Bountiful, Utah	84010	1267.00
Seventh South	12	711 South State St.	Salt Lake City, Utah	84111	1023.00*
Redwood Road	18	2309 S Redwood Road	Salt Lake City, Utah	84119	1133.05*
Sandy	15	9320 S State Street	Sandy, Utah	84070	1126.05
Brigham City	05	80 E 800 S	Brigham City, Utah	84302	9607.02*
Tremonton	08	25 N Tremont Street	Tremonton, Utah	84337	9603.00*
Providence	17	121 N Gateway Drive	Providence, Utah	84332	0011.01
Logan	16	5 E 1400 N	Logan, Utah	84341	0004.01

*green color references LMI census tracts

Operating Branches (without ATM's (All Time Teller Machines))

Branch		Address	City, State	Zip	Census Tract
Provo	09	3670 North University	Provo, Utah	84604	0015.03
Lindon	10	144 South State Street	Lindon, Utah	84042	0006.01
Heber	11	620 West 100 South	Heber City, Utah	84032	9601.00

Operating Hours

Lobby Hours: Monday through Friday 9:00 AM to 5:30 PM

Drive-Up Window Hours: Monday through Friday 9:00 AM to 5:30 PM



Mortgage Production Offices

Branch	Address	City, State	Zip	Census Tract
Price	475 E Main Street – Suite B	Price, Utah	84501	0003.00*
Logan City Center	45 E 200 N - Suite 102	Logan, Utah	84321	0008.00*
South Towne	11075 South State Street - Bldg. 2	Sandy, Utah	84070	1128.22
St. George	243 East St. George Blvd. - Suite 110	St. George, Utah	84770	2703.00

Wealth Management

Branch	Address	City, State	Zip	Census Tract
Salt Lake City	200 East South Temple – Suite 210 - 220	Salt Lake City, UT	84111	1021.00*

*green color references LMI census tracts



Loan to Deposit Ratio

2018

2017

2016



Loan to Deposit Ratio

2018				
	As of 03/31/2018	As of 06/30/2018	As of 09/30/2018	As of 12/31/2018
Total Adjusted Loans*	925,771,913	959,572,630	965,692,606	1,053,591,080
Total Deposits	1,091,244,020	1,105,016,212	1,061,298,041	1,172,693,257
Loan to Deposit Ratio	84.84%	86.84%	90.99%	89.84%

2017				
	As of 03/31/2017	As of 06/30/2017	As of 09/30/2017	As of 12/31/2017
Total Adjusted Loans*	801,247,758	847,235,525	872,579,000	875,548,466
Total Deposits	956,099,088	956,722,630	1,032,099,115	984,022,141
Loan to Deposit Ratio	83.80%	88.56%	84.54%	88.98%

2016				
	As of 03/31/2016	As of 06/30/2016	As of 09/30/2016	As of 12/31/2016
Total Adjusted Loans*	728,342,428	739,565,609	754,087,610	755,802,452
Total Deposits	783,782,988	803,617,957	867,850,902	884,615,091
Loan to Deposit Ratio	92.93%	92.03%	86.89%	85.44%

*Adjusted loans = Gross Loans less Unearned Income on Loans



Public Disclosure

PUBLIC DISCLOSURE

August 21, 2017

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

**Bank of Utah
RSSD # 933975**

**2605 Washington Boulevard
Ogden, Utah 84401**

**Federal Reserve Bank of San Francisco
101 Market Street
San Francisco, California 94105**

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 the safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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INSTITUTION RATING

Institution's Community Reinvestment Act (CRA) Rating

Bank of Utah is rated "SATISFACTORY"

The following table shows the performance ratings for the lending and community development tests.

PERFORMANCE LEVELS	PERFORMANCE TESTS	
	LENDING TEST	COMMUNITY DEVELOPMENT TEST
OUTSTANDING		
SATISFACTORY	X	X
NEEDS TO IMPROVE		
SUBSTANTIAL NONCOMPLIANCE		

The major factors supporting the institution's rating include:

- A reasonable loan-to-deposit ratio;
- A substantial majority of loans originated within the bank's assessment areas;
- A reasonable geographic distribution of small business and home mortgage loans;
- A reasonable distribution of loans among borrowers of different income levels and businesses of different sizes; and
- An adequate level of community development activities that revitalize and stabilize low- and moderate-income geographies, promote economic development by financing small businesses, and provide affordable housing to low- and moderate-income families and individuals.

INSTITUTION

Description of Institution

Bank of Utah (BOU), with total assets of \$1.2 billion as of June 30, 2017, was founded in 1952 and is headquartered in Ogden, Utah. BOU is a wholly-owned subsidiary of Bank of Utah Bancorp. The bank currently operates 14 full-service branches located in six counties within the state of Utah. Three branches, including the corporate headquarters, are located in Ogden, two are located in Salt Lake City, and the remaining nine are located in the communities of Bountiful (2017), Brigham City, Layton, Logan, Orem, Providence, Roy, Sandy, and Tremonton. In addition, the bank operates four loan production offices (LPOs) located in the communities of Logan, Price, Sandy, and St. George. The St. George mortgage production office is located in Washington County, Utah, which is located outside of the bank's delineated assessment areas. During the review period, BOU closed two LPOs – one in Sandy in 2014, and one in Tooele in 2016.

BOU is a full-service community bank with a focus on addressing the credit needs of small- to medium-sized businesses and serving the home mortgage needs of local customers. Commercial products include loans for commercial real estate, working capital, operating lines of credit, equipment, accounts receivable and construction. BOU also offers Small Business Administration (SBA) loans and business-purpose credit cards. Consumer products include loans for the purchase and refinance of single-family residences, loans to purchase new or used automobiles, consumer construction, as well as home equity loans and home equity lines of credit.

Exhibit 1 below represents BOU's loan portfolio, as stated in the Consolidated Reports of Condition and Income, and reflects BOU's commercial and residential lending focus.

EXHIBIT 1		
LOANS AND LEASES AS OF DECEMBER 31, 2016		
Loan Type	\$ ('000s)	%
Commercial/Industrial & Non-Farm Non-Residential Real Estate	399,456	52.1
Construction & Land Development	140,458	18.3
All Other	108,446	14.2
Secured by 1-4 Family Residential Real Estate	75,334	9.8
Multi-Family Residential Real Estate	24,357	3.2
Farm Land & Agriculture	15,098	2.0
Consumer Loans & Credit Cards	3,145	0.4
Total (Gross)	766,294	100.0

BOU has made no changes to its assessment areas since the previous examination and continues to delineate the following four assessment areas:

- Salt Lake-Ogden, which consists of Salt Lake, Davis, and Weber counties in their entirety. Salt Lake County is part of the Salt Lake City, Utah Metropolitan Statistical Area (MSA). Davis and

Weber Counties are part of the Ogden-Clearfield, Utah MSA. These counties are all part of the Salt Lake City-Provo-Orem, Utah Combined Statistical Area (CSA);

- Cache, which consists of Cache County in its entirety and is part of the Logan, Utah-Idaho MSA;
- Box Elder, which consists of Box Elder County in its entirety and is part of the Ogden-Clearfield, Utah MSA; and
- Utah County, which consists of Utah County in its entirety and is part of the Provo-Orem, Utah MSA.

BOU faces no legal or financial impediments that would prevent it from helping to meet the credit needs of its assessment areas consistent with its business strategy, size, financial capacity, and local economic conditions. The bank received a satisfactory rating at the previous Community Reinvestment Act (CRA) examination conducted as of July 8, 2013.

Scope of Examination

BOU's performance was evaluated in accordance with the *Interagency Intermediate Small Institution CRA Examination Procedures*. As such, performance was assessed under the lending and community development tests. The Salt Lake-Ogden and Cache assessment areas received full-scope reviews since each had sufficient mortgage lending and community development activity to warrant a full-scope review. The Salt Lake-Ogden assessment area was weighted most heavily in the overall assessment given the bank's larger presence and lending volume in this market, including nine of the bank's 14 branches, and a majority of the bank's lending and deposit activities. The Box Elder and Utah assessment areas received limited scope reviews given BOU's limited branch presence, lending volume, and deposit share within these assessment areas.

LENDING TEST

The lending test evaluation was based on the following performance criteria:

- Loan volume compared to deposits (Loan-to-Deposit Ratio);
- Lending inside versus outside the assessment area (Lending in Assessment Area);
- Dispersion of lending throughout the assessment area (Lending Distribution by Geography); and
- Lending to businesses of different sizes and borrowers of different income levels (Lending Distribution by Business Revenue and Borrower Income).

Responsiveness to consumer complaints was not evaluated during this evaluation since the bank did not receive any CRA-related complaints during the review period.

The lending test evaluation was based on home purchase and home refinance loans reported under the Home Mortgage Disclosure Act (HMDA) between January 1, 2013 through December 31, 2016, and a sample of small business loans originated from January 1, 2016 through December 31, 2016. The small business loan sample was selected using the Board of Governor's Sampling Procedures. Examiners verified the integrity of the bank's HMDA and small business loan data during the onsite data verification during the week of May 8, 2017. A total of 4,600 home purchase loans, 1,333 home refinance loans, and 76 small business loans were used in the evaluation of *Lending in Assessment Area*. Of these, a sample of 3,694 home purchase loans, 1,098 home refinance loans, and 69 small business

loans extended within the bank's assessment areas was used in the evaluation of *Lending Distribution by Geography*, and a sample of 3,667 home purchase loans, 980 home refinance loans, and 69 small business loans was used in the evaluation of *Lending Distribution by Business Revenue and Borrower Income*. Due to the higher level of mortgage lending, the evaluation placed a greater weight on mortgage loans, followed by small business lending. Home improvement, small farm, and multi-family loans were considered during the review, but did not impact the overall assessment due to their limited volume. Small business loans in the Cache County assessment area were considered in the analysis, but did not influence the overall assessment due to their limited volume.

COMMUNITY DEVELOPMENT TEST

The community development test portion of the examination included an evaluation of BOU's level of community development activities in relation to local needs and opportunities within its assessment areas, as well as the bank's capacity to participate in such activities. The evaluation was based on qualified community development loans, investments, and services from April 1, 2013 through August 21, 2017.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

Lending Test

BOU's overall performance under the lending test is satisfactory. Lending levels relative to deposits are reasonable and a substantial majority of loans were extended within the bank's assessment areas. The distribution of home purchase, home refinance, and small business loans reflects reasonable penetration in geographies of all income levels, including low- and moderate-income geographies. The distribution of home purchase, home refinance, and small business loans among borrowers of various income levels and businesses of different revenue sizes is also reasonable.

LOAN-TO-DEPOSIT RATIO

BOU's loan-to-deposit (LTD) ratio is reasonable given the institution's size, financial condition, and indicators of credit demand within the assessment areas. The bank's 15-quarter average loan-to-deposit ratio as of March 31, 2017 was 88.2 percent, which compares reasonably with state and national peer averages of 84.4 percent and 77.6 percent, respectively.

LENDING IN ASSESSMENT AREA

As shown in Exhibit 2 below, substantial majorities of the bank's home purchase, home refinance, and small business loans were originated within the bank's assessment areas.

EXHIBIT 2 LENDING INSIDE AND OUTSIDE THE ASSESSMENT AREAS SMALL BUSINESS - JANUARY 1, 2016 TO DECEMBER 31, 2016 HMDA - JANUARY 1, 2013 TO DECEMBER 31, 2016								
Loan Type	Inside				Outside			
	#	%	\$ ('000s)	%	#	%	\$ ('000s)	%
Small Business	69	90.8	14,291	81.1	7	9.2	3,322	18.9
Total Business Related	69	90.8	14,291	81.1	7	9.2	3,322	18.9
Home Purchase	3,694	80.3	699,973	83.1	906	19.7	142,761	16.9
Refinance	1,098	82.4	220,333	82.2	235	17.6	47,685	17.8
Home Improvement	67	84.8	8,705	83.7	12	15.2	1,696	16.3
Multifamily	14	82.4	44,648	98.8	3	17.6	555	1.2
Total Mortgage-Related	4,873	80.8	973,659	83.5	1,156	19.2	192,697	16.5
Total Loans	4,942	81.0	987,950	83.4	1,163	19.0	196,019	16.6

GEOGRAPHIC AND BORROWER DISTRIBUTION

Overall, the geographic distribution of home purchase, home refinance, and small business loans is reasonable as the bank's loans were generally distributed throughout its assessment areas with no conspicuous lending gaps, and the concentrations of loans were generally in close proximity to the bank's 14 branches. The distribution of loans among borrowers of different income levels is also reasonable, as lending levels were also comparable to factors such as the distribution of families in the assessment areas, and the performance of other lenders. The distribution of loans among businesses of

different sizes in the Salt Lake-Ogden assessment area is poor relative to the performance of aggregate lenders. Approximately 70 percent of the bank's small business loans, however, were extended in small dollar amounts which helped address an identified credit need.

RESPONSE TO COMPLAINTS

BOU did not receive any CRA related complaints during the review period. Accordingly, the bank's performance in responding to complaints was not considered in evaluating its overall CRA performance.

Community Development Test

BOU's performance under the community development test is satisfactory. The bank provided an adequate level of community development loans, investments, and services that were responsive to the community needs within its assessment areas. They were particularly responsive to the need for affordable housing for low-or moderate-income individuals and economic development to revitalize and stabilize low-and moderate-income geographies. BOU has also participated in broader statewide, regional and nationwide lending and investment activities. For example, BOU originated seven community development loans, totaling approximately \$12.6 million, to finance the construction or improvement of affordable housing units, and promote economic development by creating or retaining jobs within the broader statewide area, including the bank's assessment areas.

An overview of the bank's community development activities is listed in Exhibit 3 below. The details of these activities are discussed within each applicable assessment area.

EXHIBIT 3 COMMUNITY DEVELOPMENT ACTIVITIES								
Assessment Areas	Loans		Investments				Services	
	#	\$ ('000s)	Prior Period		Current Period		#	Hours
			#	\$ ('000s)	#	\$ ('000s)		
Box Elder	7	6,865	0	0	26	205	97	269
Cache	7	7,890	0	0	26	399	32	77
Salt Lake-Ogden	41	121,633	0	0	234	5,574	654	1,959
Utah	3	9,340	0	0	13	506	21	52
Broader Statewide or Regional Area	7	12,599	0	0	7	3	4	7
Total	65	158,327	0	0	306	6,687	808	2,364

Fair Lending or Other Illegal Practices Review

Concurrent with this CRA evaluation, a review of BOU's compliance with applicable consumer protection laws and regulations was conducted. The review found no evidence of violations of the substantive provisions of anti-discrimination, fair lending, or credit practices rules, laws or regulations.

FULL-SCOPE ASSESSMENT AREA CONCLUSIONS

For each assessment area where a full-scope review was performed using the examination procedures.

Salt Lake-Ogden

DESCRIPTION OF OPERATIONS IN SALT LAKE-OGDEN

The Salt Lake-Ogden assessment area consists of Salt Lake County, Davis County and Weber County. Salt Lake County is part of the Salt Lake City metropolitan statistical area (MSA) in northern Utah, and Davis and Weber counties are part of the Ogden-Clearfield MSA in north central Utah. With a population of more than 1.1 million people, Salt Lake County is the most populated county in Utah.¹ Davis and Weber counties have a population of less than 600,000 people combined.²

BOU has a relatively limited portion of the overall market in the Salt Lake-Ogden assessment area. As of June 30, 2016, BOU operated eight of its branches in Salt Lake-Ogden³, and these branches held total deposits of over \$659 million.⁴ By comparison, there were a total of 45 FDIC-insured financial institutions operating 313 offices in the assessment area, with deposits totaling over \$540 billion. Large national banks have a strong presence in this area, with the top two, ranked by deposit share, comprising 42.7 percent of the market. BOU ranks 22nd in the market, with 0.12 percent of the deposit market share.⁵

The exhibits on the following pages present key demographic and business information, from 2013, 2014, 2015, and 2016 U.S. Census data and 2013, 2014, 2015, and 2016 Dun and Bradstreet data, used to help develop a performance context for the assessment area.

¹ U.S. Census Bureau, 2016 Population Estimates, Salt Lake County; available from: <http://quickfacts.census.gov/qfd/index.html>.

² Ibid.

³ Federal Deposit Insurance Corporation, Institution Branch Report, Bank of Utah, June 30, 2016; available from: <https://www5.fdic.gov/sod/sodInstBranchRpt.asp>.

⁴ Federal Deposit Insurance Corporation, Deposit Market Share Report, Salt Lake, Davis, Weber Counties, June 30, 2016; available from: <http://www5.fdic.gov/sod/sodMarketRpt.asp?baritem=2>.

⁵ Ibid.

EXHIBIT 4 ASSESSMENT AREA DEMOGRAPHICS SALT LAKE-OGDEN 2013								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	18	5.7	12,946	3.5	3,431	26.5	65,740	17.9
Moderate-income	67	21.2	69,115	18.8	9,423	13.6	70,765	19.3
Middle-income	146	46.2	184,821	50.4	10,501	5.7	86,531	23.6
Upper-income	83	26.3	100,154	27.3	2,934	2.9	144,000	39.2
Tract not reported	2	0.6	0	0.0	0	0.0	0	0.0
Total AA	316	100.0	367,036	100.0	26,289	7.2	367,036	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract Income						
		Owner-Occupied		Renter-occupied		Vacant		
		#	%	#	%	#	%	
Low-income	26,738	7,191	2.0	26.9	16,753	62.7	2,794	10.4
Moderate-income	118,529	55,386	15.5	46.7	53,246	44.9	9,897	8.3
Middle-income	261,640	188,854	52.9	72.2	60,752	23.2	12,034	4.6
Upper-income	129,276	105,583	29.6	81.7	15,573	12.0	8,120	6.3
Total AA	536,183	357,014	100.0	66.6	146,324	27.3	32,845	6.1
Income Categories	Total Businesses by Tract	Businesses by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	3,356	4.4	2,701	3.9	508	9.7	147	6.4
Moderate-income	14,956	19.7	12,628	18.4	1,693	32.3	635	27.8
Middle-income	34,189	44.9	31,100	45.4	2,126	40.6	963	42.2
Upper-income	23,386	30.7	22,011	32.1	851	16.3	524	22.9
Tract not reported	182	0.2	110	0.2	57	1.1	15	0.7
Total AA	76,069	100.0	68,550	100.0	5,235	100.0	2,284	100.0
Percentage of Total Businesses			90.1		6.9		3.0	
Income Categories	Total Farm Entities by Tract	Farms by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	13	2.0	13	2.0	0	0.0	0	0.0
Moderate-income	68	10.5	65	10.2	3	27.3	0	0.0
Middle-income	321	49.6	313	49.3	7	63.6	1	100.0
Upper-income	244	37.7	243	38.3	1	9.1	0	0.0
Tract not reported	1	0.2	1	0.2	0	0.0	0	0.0
Total AA	647	100.0	635	100.0	11	100.0	1	100.0
Percentage of Total Farms			98.1		1.7		0.2	
2013 Median Family Income ⁶			\$		December 2013 Median Housing Value ⁷		\$	
Salt Lake County			70,215		Salt Lake County		224,100	
Davis County			76,888		Davis County		212,000	
Weber County			62,642		Weber County		150,000	
2013 HUD Adjusted Median Family Income ⁸			\$		2013 Unemployment Rate ⁹		%	
Salt Lake County			70,300		Salt Lake County		4.4	
Davis County			70,800		Davis County		4.3	
Weber County			70,800		Weber County		5.4	

⁶ U.S. Census Bureau, American Community Survey 1 Yr Estimates, DP03, 2013; available from: <http://factfinder2.census.gov>.

⁷ Utah Association of Realtors, Quarterly Activity by County, Q4-2013.

⁸ U.S. Department of Housing and Urban Development, Adjusted Median Family Income; available from: <http://www.huduser.org/portal/datasets/il/il14/index.html>.

⁹ U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics by County; available from: <http://data.bls.gov/cgi-bin/dsrv?la>.

EXHIBIT 5 ASSESSMENT AREA DEMOGRAPHICS SALT LAKE-OGDEN 2014								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	16	5.1	10,751	2.9	2,921	27.2	64,195	17.5
Moderate-income	65	20.6	66,223	18.0	9,484	14.3	69,346	18.9
Middle-income	147	46.5	184,464	50.3	10,763	5.8	86,308	23.5
Upper-income	86	27.2	105,598	28.8	3,121	3.0	147,187	40.1
Tract not reported	2	0.6	0	0.0	0	0.0	0	0.0
Total AA	316	100.0	367,036	100.0	26,289	7.2	367,036	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract Income						
		Owner-Occupied			Renter-occupied		Vacant	
		#	%	%	#	%	#	%
Low-income	23,146	5,761	1.6	24.9	14,994	64.8	2,391	10.3
Moderate-income	114,910	51,720	14.5	45.0	53,145	46.2	10,045	8.7
Middle-income	262,153	188,113	52.7	71.8	61,973	23.6	12,067	4.6
Upper-income	135,974	111,420	31.2	81.9	16,212	11.9	8,342	6.1
Total AA	536,183	357,014	100.0	66.6	146,324	27.3	32,845	6.1
Income Categories	Total Businesses by Tract	Businesses by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	3,020	4.2	2,393	3.7	499	9.2	128	5.8
Moderate-income	13,559	18.8	11,279	17.5	1,696	31.4	584	26.4
Middle-income	31,856	44.3	28,709	44.6	2,225	41.2	922	41.8
Upper-income	23,322	32.4	21,857	34.0	908	16.8	557	25.2
Tract not reported	188	0.3	103	0.2	68	1.3	17	0.8
Total AA	71,945	100.0	64,341	100.0	5,396	100.0	2,208	100.0
Percentage of Total Businesses			89.4		7.5		3.1	
Income Categories	Total Farm Entities by Tract	Farms by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	11	1.8	11	1.9	0	0.0	0	0.0
Moderate-income	63	10.6	59	10.1	4	36.4	0	0.0
Middle-income	274	45.9	269	45.9	5	45.5	0	0.0
Upper-income	248	41.5	246	42.0	2	18.2	0	0.0
Tract not reported	1	0.2	1	0.2	0	0.0	0	0.0
Total AA	597	100.0	586	100.0	11	100.0	0	100.0
Percentage of Total Farms			98.2		1.8		0.0	
2014 Median Family Income ¹⁰			\$		December 2014 Median Housing Value ¹¹		\$	
Salt Lake County			71,398		Salt Lake County		232,900	
Davis County			77,577		Davis County		217,610	
Weber County			64,435		Weber County		157,400	
2014 HUD Adjusted Median Family Income ¹²			\$		2014 Unemployment Rate ¹³		%	
Salt Lake County			68,700		Salt Lake County		3.7	
Davis County			71,300		Davis County		3.6	
Weber County			71,300		Weber County		4.4	

¹⁰ U.S. Census Bureau, American Community Survey 1 Yr Estimates, DP03, 2014; available from: <http://factfinder2.census.gov>.

¹¹ Utah Association of Realtors, Quarterly Activity by County, Q4-2014.

¹² U.S. Department of Housing and Urban Development, Adjusted Median Family Income; available from: <http://www.huduser.org/portal/datasets/il/il14/index.html>.

¹³ U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics by County; available from: <http://data.bls.gov/cgi-bin/dsrv?la>.

EXHIBIT 6 ASSESSMENT AREA DEMOGRAPHICS SALT LAKE-OGDEN 2015								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	16	5.1	10,751	2.9	2,921	27.2	64,195	17.5
Moderate-income	65	20.6	66,223	18.0	9,484	14.3	69,346	18.9
Middle-income	147	46.5	184,464	50.3	10,763	5.8	86,308	23.5
Upper-income	86	27.2	105,598	28.8	3,121	3.0	147,187	40.1
Tract not reported	2	0.6	0	0.0	0	0.0	0	0.0
Total AA	316	100.0	367,036	100.0	26,289	7.2	367,036	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract Income						
		Owner-Occupied		Renter-occupied		Vacant		
		#	%	#	%	#	%	
Low-income	23,146	5,761	1.6	24.9	14,994	64.8	2,391	10.3
Moderate-income	114,910	51,720	14.5	45.0	53,145	46.2	10,045	8.7
Middle-income	262,153	188,113	52.7	71.8	61,973	23.6	12,067	4.6
Upper-income	135,974	111,420	31.2	81.9	16,212	11.9	8,342	6.1
Total AA	536,183	357,014	100.0	66.6	146,324	27.3	32,845	6.1
Income Categories	Total Businesses by Tract	Businesses by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	3,306	4.3	2,705	3.8	566	9.0	35	14.9
Moderate-income	14,354	18.5	12,327	17.3	1,954	31.2	73	31.1
Middle-income	34,104	44.0	31,408	44.2	2,620	41.9	76	32.3
Upper-income	25,592	33.0	24,508	34.5	1,038	16.6	46	19.6
Tract not reported	191	0.2	109	0.2	77	1.2	5	2.1
Total AA	77,547	100.0	71,057	100.0	6,255	100.0	235	100.0
Percentage of Total Businesses			91.6		8.1		0.3	
Income Categories	Total Farm Entities by Tract	Farms by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	11	1.8	11	1.9	0	0.0	0	0.0
Moderate-income	65	10.8	60	10.2	5	35.7	0	0.0
Middle-income	274	45.4	266	45.2	8	57.1	0	0.0
Upper-income	252	41.8	251	42.6	1	7.1	0	0.0
Tract not reported	1	0.2	1	0.2	0	0.0	0	0.0
Total AA	603	100.0	589	100.0	14	100.0	0	100.0
Percentage of Total Farms			97.7		2.3		0.0	
2015 Median Family Income ¹⁴			\$		December 2015 Median Housing Value ¹⁵		\$	
Salt Lake County			72,049		Salt Lake County		248,000	
Davis County			78,367		Davis County		229,000	
Weber County			65,065		Weber County		170,000	
2015 HUD Adjusted Median Family Income ¹⁶			\$		2015 Unemployment Rate ¹⁷		\$	
Salt Lake County			72,200		Salt Lake County		3.4	
Davis County			73,500		Davis County		3.4	
Weber County			73,500		Weber County		4.1	

¹⁴ U.S. Census Bureau, American Community Survey 1 Yr Estimates, DP03, 2015; available from: <http://factfinder2.census.gov>.

¹⁵ Utah Association of Realtors, Quarterly Activity by County, Q4-2015.

¹⁶ U.S. Department of Housing and Urban Development, Adjusted Median Family Income; available from: <http://www.huduser.org/portal/datasets/il/il14/index.html>.

¹⁷ U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics by County; available from: <http://data.bls.gov/cgi-bin/dsrv?la>.

EXHIBIT 7 ASSESSMENT AREA DEMOGRAPHICS SALT LAKE-OGDEN 2016								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	16	5.1	10,751	2.9	2,921	27.2	64,195	17.5
Moderate-income	65	20.6	66,223	18.0	9,484	14.3	69,346	18.9
Middle-income	147	46.5	184,464	50.3	10,763	5.8	86,308	23.5
Upper-income	86	27.2	105,598	28.8	3,121	3.0	147,187	40.1
Tract not reported	2	0.6	0	0.0	0	0.0	0	0.0
Total AA	316	100.0	367,036	100.0	26,289	7.2	367,036	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract Income						
		Owner-Occupied			Renter-occupied		Vacant	
		#	%	%	#	%	#	%
Low-income	23,146	5,761	1.6	24.9	14,994	64.8	2,391	10.3
Moderate-income	114,910	51,720	14.5	45.0	53,145	46.2	10,045	8.7
Middle-income	262,153	188,113	52.7	71.8	61,973	23.6	12,067	4.6
Upper-income	135,974	111,420	31.2	81.9	16,212	11.9	8,342	6.1
Total AA	536,183	357,014	100.0	66.6	146,324	27.3	32,845	6.1
Income Categories	Total Businesses by Tract	Businesses by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	3,065	4.4	2,410	3.9	601	9.2	54	6.4
Moderate-income	12,969	18.8	10,785	17.5	2,045	31.4	139	16.6
Middle-income	30,108	43.5	27,108	43.9	2,724	41.8	276	32.9
Upper-income	22,803	33.0	21,365	34.6	1,075	16.5	363	43.3
Tract not reported	191	0.3	108	0.2	77	1.2	6	0.7
Total AA	69,136	100.0	61,776	100.0	6,522	100.0	838	100.0
Percentage of Total Businesses			89.4		9.4		1.2	
Income Categories	Total Farm Entities by Tract	Farms by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	11	2.1	11	2.2	0	0.0	0	0.0
Moderate-income	54	10.4	50	10.0	4	26.7	0	0.0
Middle-income	244	47.2	234	46.6	10	66.7	0	0.0
Upper-income	207	40.0	206	41.0	1	6.7	0	0.0
Tract not reported	1	0.2	1	0.2	0	0.0	0	0.0
Total AA	517	100.0	502	100.0	15	100.0	0	100.0
Percentage of Total Farms			97.1		2.9		0.0	
2016 Median Family Income ¹⁸			\$		December 2016 Median Housing Value ¹⁹		\$	
Salt Lake County			77,845		Salt Lake County		269,900	
Davis County			85,081		Davis County		255,000	
Weber County			74,278		Weber County		191,000	
2016 HUD Adjusted Median Family Income ²⁰			\$		2016 Unemployment Rate ²¹		%	
Salt Lake County			73,800		Salt Lake County		3.2	
Davis County			73,000		Davis County		3.1	
Weber County			73,000		Weber County		3.8	

Economic Conditions

¹⁸ U.S. Census Bureau, American Community Survey 1 Yr Estimates, DP03, 2016; available from: <http://factfinder2.census.gov>.

¹⁹ Utah Association of Realtors, Quarterly Activity by County, Q4-2016.

²⁰ U.S. Department of Housing and Urban Development, Adjusted Median Family Income; available from: <http://www.huduser.org/portal/datasets/il/il14/index.html>.

²¹ U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics by County; available from: <http://data.bls.gov/cgi-bin/dsrv?la>.

Salt Lake County's economy is primarily driven by the technology, financial services, and healthcare sector. During the review period, strong performances from these sectors allowed the county to retain one of the healthiest economies in the nation. Growth in the number of high-value-added jobs in tech along with the development of a strong financial services and medical technology sector has allowed the county to experience economic expansion.²² The tech-producing industry in Salt Lake County is diverse and a fast-growing startup scene has formed the backbone of the sector.²³ The financial sector has become an increasingly important focal point of the county's economy. Big industry leaders, such as Wells Fargo and Goldman Sachs, have moved to the county due to the low cost of business.²⁴ Due to the size of Salt Lake County's tech industry, financial institutions have had access to world-class high-tech companies that have become attractive for tech-driven lenders, which has driven further growth into the sector. Healthcare also continues to become an important sector of the county's economy. Particularly, medical device manufacturing has become a major growth engine.²⁵ With spillover growth from the tech expansion, medical devices manufacturers have become responsible for nearly one-third of the county's high-tech jobs. Industry leaders, such as Edwards Lifesciences (a heart valve producer) and Merit Medical (a radiology and cardiology manufacturer) have been major players in the medical devices sector.²⁶

Davis and Weber County have also experienced economic expansion, but to a lesser extent. Gains are broad-based and job creation has resumed in manufacturing, one of their core industries.²⁷ Particularly, automobile and aerospace manufacturing has pushed the economy in the two counties forward, with local factories employing nearly one in eight workers (nearly twice the state share). Transportation equipment and fabricated metal manufacturing remain the two specialty areas. Relatedly, military/defense and the federal government remain the top two employers in the counties. With the presence of Hill Air Force Base and the IRS, military payrolls in the two counties are twice as concentrated as the national average, and federal government jobs hold four times the national share.²⁸ The presence of Hill Air Force Base has played an increasingly large role in the development of a strong aerospace manufacturing sector in the counties. Despite some slowdowns in non-defense government spending due to the hiring freeze, the counties still retain strong growth in other areas and have retained very healthy economies during the review period.

In addition to improvements in the economy during the review period, a review of small business loan data reported by banks subject to the CRA suggests that small business lending is also improving. As depicted in Exhibit 8 on the following page, the number of loans to small businesses in the assessment area trended upward during the review period, however, levels remain well below the peak reached prior to the Great Recession.²⁹ Access to credit for small businesses plays a critical role in the economy

²² Economic Report to the Governor, Utah Economic Council, 2017; available from: <http://gardner.utah.edu/wp-content/uploads/2017/03/2017ERGfullreportonline.pdf>.

²³ Moody's Précis Report, Salt Lake City, December 2016.

²⁴ Ibid.

²⁵ Ibid.

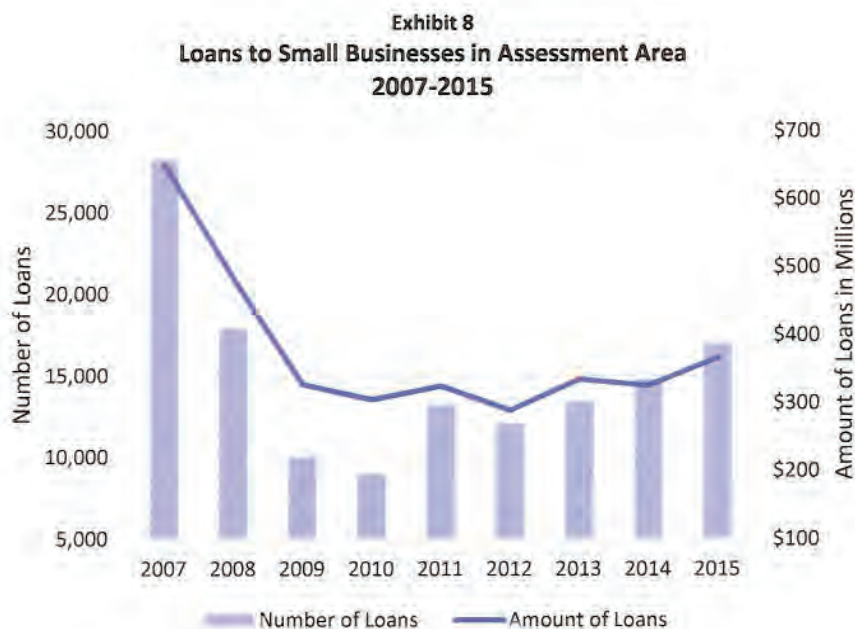
²⁶ Ibid.

²⁷ Ibid.

²⁸ Economic Report to the Governor, Utah Economic Council, 2017; available from: <http://gardner.utah.edu/wp-content/uploads/2017/03/2017ERGfullreportonline.pdf>.

²⁹ Aggregate CRA Small Business data reports available from: <http://www.ffiec.gov/crassessment/areadweb/national.aspx>.

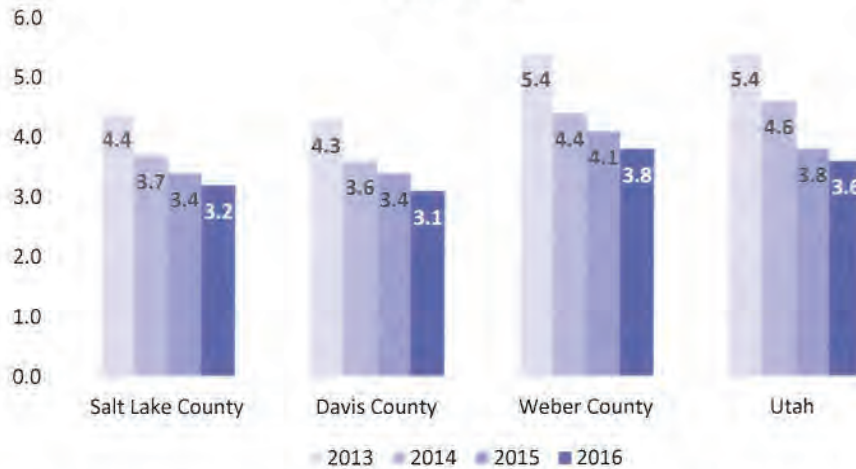
given 89.4 percent of all businesses in the assessment area are small businesses as depicted in Exhibit 8 below.



The unemployment rate continued to decline throughout the assessment area, as shown in Exhibit 9 on the following page. In Salt Lake County and Davis County, unemployment rates hovered around 3.1 percent to 3.2 percent while in Weber County that rate was slightly higher at 3.8 percent. Nevertheless, the assessment area has experienced steady declines in the unemployment rate, indicating a healthy and growing economy. This trend follows national statistics, as Utah has had one of the highest job growth rates in the nation since the Great Recession in 2008.³⁰

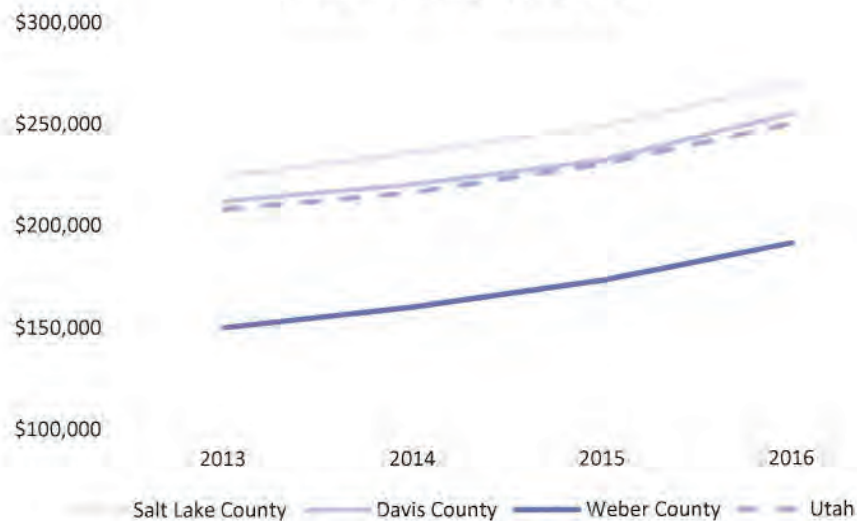
³⁰ EDCUtah, Business and Economics in Utah, 2017; available from: http://edcutah.org/sites/default/files/images/edcutah_business_economic_profile_-_web.compressed.pdf.

**Exhibit 9
Unemployment Rates
2013-2016**



Median home prices increased during the review period, as depicted in Exhibit 10 below. By the end of the last quarter of 2016, the median home price in Salt Lake County was \$269,900, representing an eight percent increase from the year before. In Davis County, the median home price at the end of 2016 was \$255,000, a 10 percent increase from the year before. Weber County’s median home price at the end of the year, which was \$191,000, also represents a 10 percent increase from the year prior.³¹ Median home prices since 2013 have increased by 20 percent, 20 percent and 27 percent for Salt Lake County, Davis County, and Weber County, respectively.

**Exhibit 10
Median Home Prices, 2013-2016**



As seen in Exhibit 10 above, median home prices have increased in a relatively brief period. Utah’s rapid demographic growth has created a housing shortage due to limited housing inventory and high demand

³¹ Utah Association of Realtors, Quarterly Activity by County, Q4-2012-2016.

for single-family homes. For the first time in nearly 40 years, the increase in Utah's households has exceeded the number of new housing units, causing strong demand and insufficient supply in the housing market.³² In addition to Utah's demographic growth, the influx of refugees to Utah creates additional demand of housing. In recent years, Utah has increased the number of refugees it accepts, intensifying challenges among local nonprofits to provide new residents with housing.³³ There are over 60,000 refugees currently living in Utah, and refugee resettlement organizations in Salt Lake City resettle an additional 1,200 families in cities across Utah each year.³⁴ The decline in housing affordability over the past few years is another challenge that the assessment area's housing market faces. According to the National Association of Realtors, the Affordability Index for the Salt Lake City metropolitan area decreased from 161.0 in 2013 to 156.6 in 2016, suggesting that families are less able to afford the median priced home.³⁵

Finally, different trends in the poverty rates of the counties in the assessment area can be seen in Exhibit 11 on the following page.³⁶ While Salt Lake County has continued to see a decline in its poverty rate, from 11.7 percent in 2014 to 10.4 percent by the end of 2015, Davis County did not experience significant declines and Weber County experienced a slight uptick. The rate of food stamp usage also saw a wide range of behaviors, with Salt Lake County seeing the only significant decline while Davis and Weber have experienced an uptick and only a slight decline, respectively. While the concurrent decline in both poverty and food stamp usage rates in Salt Lake County demonstrates an improving economic performance, the changes in Davis and Weber County illustrate that growth has not yet reached many of the residents in the two counties.

³² Policy Institute of University of Utah, Salt Lake County Real Estate Conditions and Forecast, 2016-2017; available from: <http://gardner.utah.edu/wp-content/uploads/Salt-Lake-County-Real-Estate-Conditions-2016-V2.pdf>.

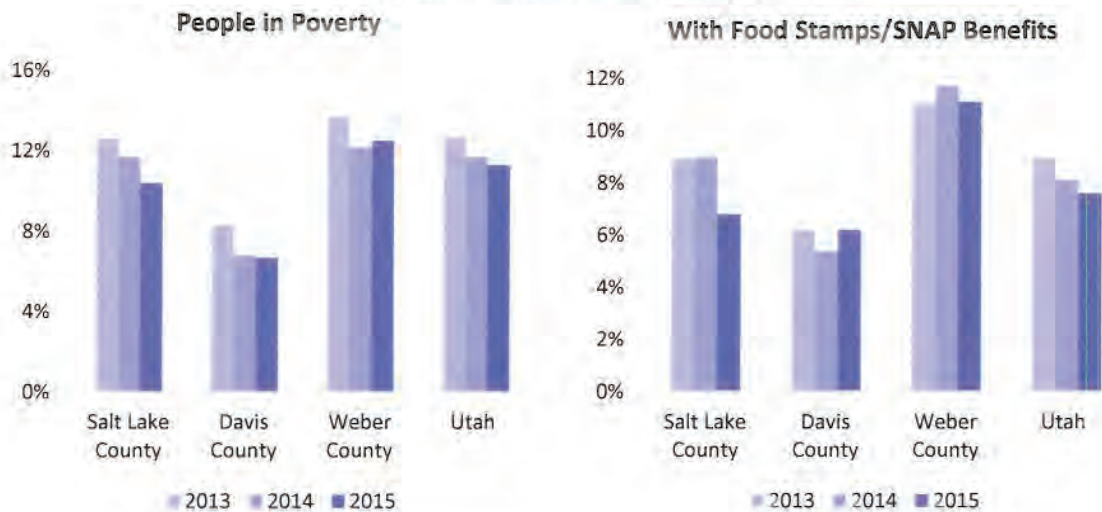
³³ Ritchey, Julia, "Housing and Health Care Obstacles For More Refugees," KUER; available from: <http://kuer.org/post/housing-and-health-care-obstacles-more-refugees>.

³⁴ "Salt Lake City Refugee Resettlement," PBS, December 2, 2016; available from: <http://www.pbs.org/wnet/religionandethics/2016/12/02/salt-lake-city-refugee-resettlement/30961/>.

³⁵ National Association of Realtors, Housing Affordability Index, Metropolitan Index; available from: <https://www.nar.realtor/research-and-statistics/housing-statistics/housing-affordability-index>.

³⁶ U.S. Census Bureau, American Community Survey 1 Yr Estimates, DP03, 2012-2015; available from: <http://factfinder2.census.gov>.

**Exhibit 11
Poverty and Food Stamp Usage Rates**



Credit and Community Development Needs

Despite the improving economic data previously discussed, feedback from community contacts suggest that small businesses face challenges in accessing credit and that some level of small business credit needs remain unmet by area banks. As previously mentioned, CRA reportable small businesses lending levels are improving; however, they remain well below levels experienced prior to the Great Recession. According to the 2016 Small Business Credit Survey, only 33 percent of smaller firm applicants received the full amount of financing dollars they sought and 29 percent received none.³⁷ Of the financing and credit products sought by businesses, 86 percent of applicants applied for either a business loan or line of credit.³⁸ A review of community contact information indicates that small businesses are most in need of small dollar loans for working capital, cash flow, equipment, real estate purchase, and more.

A variety of factors also suggest that there is a lack of affordable housing development and financing within the assessment area. Currently, there is a 7,467 unit deficit for the 12,624 residents living in poverty and making \$20,000 per year or less in Salt Lake City.³⁹ The absence of these units force people to live in unsafe conditions or force them into homelessness. Thus, there is a great need to increase housing opportunities and stabilize low-income, cost-burdened households to further exacerbate the issues surrounding poverty. In addition, information obtained from community contacts within the assessment area suggests that along with residents, many refugees are on the Salt Lake City Housing Authority waiting list. With Utah being a refugee resettlement state, Salt Lake City is one of the cities in the states that welcome refugees from Iraq, Burma, Congo and recently Syria since the Syrian Civil War

³⁷ 2016 Small Business Credit Survey, Report on Employer Firms, available from: <https://www.newyorkfed.org/medialibrary/media/smallbusiness/2016/SBCS-Report-EmployerFirms-2016.pdf>.

³⁸ Ibid.

³⁹ Salt Lake City Housing and Neighborhood Development, Growing SLC: A Five-Year Housing Plan; available from: www.slcdocs.com/hand/housing_plan_short.pdf.

began.⁴⁰ The influx of refugees in recent years creates additional challenges for local nonprofits to provide the growing refugee population with housing and health care.

The prevalence of poverty and the increase in number of refugees entering the state discussed previously highlight the importance of community service organizations within the bank's communities. There is an opportunity for banks to support the wide range of community needs in the assessment area from affordable housing to refugee assistance. This could be accomplished by engaging in community development activities and/or partnering with organizations that address the aforementioned needs of those most vulnerable in the community.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN SALT LAKE-OGDEN

Lending Test

The lending test performance in the Salt Lake-Ogden assessment area is reasonable. Small business and home mortgage loans were reasonably dispersed throughout the assessment area with no conspicuous gaps in lending and extended to borrowers of different income levels. The institution's performance was commensurate with levels of aggregate lending and demographic information. However, as noted previously, the distribution of loans among businesses of different sizes in the Salt Lake-Ogden assessment area is poor.

Lending Distribution by Geography

Overall, the geographic distribution of the bank's lending activities for small business loans, home purchase loans and home refinance loans in the Salt Lake-Ogden assessment area is reasonable. Loans were distributed throughout the assessment area with no conspicuous or unusual lending patterns, and generally concentrated near the bank's offices.

Home Mortgage Lending

The geographic distribution of home purchase and home refinance loans is reasonable. As depicted in Exhibits 12 and 13 on the following page, lending patterns were generally consistent with the distribution of owner-occupied housing units as well as aggregate lending and the limited home purchase and refinance lending in low-income geographies can be attributed to the low number of owner-occupied households within these census tracts.

⁴⁰ Canham, Mike, "The slow migration: Syrians to be Utah's next refugee community," The Salt Lake Tribune; available from: <http://archive.sltrib.com/article.php?id=3134131&itype=CMSID>.

EXHIBIT 12 GEOGRAPHIC DISTRIBUTION OF HOME PURCHASE LOANS								
Census Tract	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
SALT LAKE-OGDEN ASSESSMENT AREA 2013								
Bank Lending	13	2.2	109	18.2	353	59.0	123	20.6
Aggregate Lending	734	2.2	5,168	15.2	18,546	54.5	9,572	28.1
Owner Occupied Housing	7,191	2.0	55,386	15.5	188,854	52.9	105,583	29.6
SALT LAKE-OGDEN ASSESSMENT AREA 2014								
Bank Lending	10	2.1	57	12.1	283	60.0	122	25.8
Aggregate Lending	726	2.1	4,962	14.5	18,666	54.4	9,939	29.0
Owner Occupied Housing	5,761	1.6	51,720	14.5	188,113	52.7	111,420	31.2
SALT LAKE-OGDEN ASSESSMENT AREA 2015								
Bank Lending	13	2.3	82	14.5	322	57.0	148	26.2
Aggregate Lending	896	2.1	6,221	14.7	23,244	55.1	11,833	28.0
Owner Occupied Housing	5,761	1.6	51,720	14.5	188,113	52.7	111,420	31.2
SALT LAKE-OGDEN ASSESSMENT AREA 2016								
Bank Lending	1	0.2	67	12.5	318	59.6	148	27.7
Aggregate Lending	982	2.1	7,111	15.1	25,743	54.7	13,230	28.1
Owner Occupied Housing	5,761	1.6	51,720	14.5	188,113	52.7	111,420	31.2

EXHIBIT 13 GEOGRAPHIC DISTRIBUTION OF HOME REFINANCE LOANS								
Census Tract	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
SALT LAKE-OGDEN ASSESSMENT AREA 2013								
Bank Lending	4	2.0	28	13.9	109	54.0	61	30.2
Aggregate Lending	734	1.6	6,057	13.4	24,090	53.4	14,271	31.6
Owner Occupied Housing	7,191	2.0	55,386	15.5	188,854	52.9	105,583	29.6
SALT LAKE-OGDEN ASSESSMENT AREA 2014								
Bank Lending	3	3.3	6	6.7	49	54.4	32	35.6
Aggregate Lending	294	1.5	2,528	12.5	10,706	52.9	6,722	33.2
Owner Occupied Housing	5,761	1.6	51,720	14.5	188,113	52.7	111,420	31.2
SALT LAKE-OGDEN ASSESSMENT AREA 2015								
Bank Lending	6	3.1	23	11.9	104	53.9	60	31.1
Aggregate Lending	496	1.4	3,968	11.4	18,830	54.2	11,479	33.0
Owner Occupied Housing	5,761	1.6	51,720	14.5	188,113	52.7	111,420	31.2
SALT LAKE-OGDEN ASSESSMENT AREA 2016								
Bank Lending	1	0.5	20	9.0	132	59.5	69	31.1
Aggregate Lending	553	1.3	4,436	10.6	22,301	53.4	14,489	34.7
Owner Occupied Housing	5,761	1.6	51,720	14.5	188,113	52.7	111,420	31.2

Small Business Lending

The geographic distribution of small business loans is excellent. Overall, the bank's dispersion of loans in low- and moderate-income census tracts significantly exceeded the distribution of businesses and aggregate lending during the review period as shown in Exhibit 14 below.

EXHIBIT 14 GEOGRAPHIC DISTRIBUTION OF SMALL BUSINESS LOANS								
Census Tract	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
SALT LAKE-OGDEN ASSESSMENT AREA 2016								
Bank Lending	4	8.3	18	37.5	19	39.6	7	14.6
Aggregate Lending	1,845	4.1	7,540	16.9	18,859	42.3	16,317	36.6
Business Concentration	3,065	4.4	12,969	18.8	30,108	43.7	22,803	33.1

Lending Distribution by Borrower Income and Business Revenue

The overall lending distribution by borrower income within the Salt Lake-Ogden assessment area is reasonable. The percentage of loans made to borrowers of different income levels met or exceeded aggregate lending patterns categories. While BOU did extend a number of loans to small businesses, the distribution of loans among businesses of different sizes in the Salt Lake-Ogden assessment area is poor overall.

Home Mortgage Lending

The distribution of home mortgage loans to borrowers of different income levels is reasonable. As shown in Exhibits 15 and 16 on the following page, lending levels are responsive to the needs of low-and moderate-income families. Home purchase lending generally met or exceeded the percentage of low-and moderate-income aggregate lending in three of four years during the review period. Similarly, home refinance lending in low- and moderate-income geographies generally met or exceeded aggregate lending.

EXHIBIT 15 BORROWER DISTRIBUTION OF HOME PURCHASE LOANS								
Borrower Income	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
SALT LAKE-OGDEN ASSESSMENT AREA 2013								
Bank Lending	82	13.8	172	29.0	188	31.7	151	25.5
Aggregate Lending	3,734	12.5	8,808	29.6	8,002	26.9	9,246	31.0
Families	65,740	17.9	70,765	19.3	86,531	23.6	144,000	39.2
SALT LAKE-OGDEN ASSESSMENT AREA 2014								
Bank Lending	63	13.4	140	29.8	125	26.6	142	30.2
Aggregate Lending	3,300	11.3	8,673	29.7	8,194	28.1	9,002	30.9
Families	64,195	17.5	69,346	18.9	86,308	23.5	147,187	40.1
SALT LAKE-OGDEN ASSESSMENT AREA 2015								
Bank Lending	69	12.3	165	29.4	158	28.1	170	30.2
Aggregate Lending	3,918	11.5	10,170	29.8	9,769	28.7	10,214	30.0
Families	64,195	17.5	69,346	18.9	86,308	23.5	147,187	40.1
SALT LAKE-OGDEN ASSESSMENT AREA 2016								
Bank Lending	46	8.6	141	26.5	172	32.3	173	32.5
Aggregate Lending	3,800	9.6	11,734	29.5	11,755	29.6	12,469	31.4
Families	64,195	17.5	69,346	18.9	86,308	23.5	147,187	40.1

EXHIBIT 16 BORROWER DISTRIBUTION OF HOME REFINANCE LOANS								
Borrower Income	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
SALT LAKE-OGDEN ASSESSMENT AREA 2013								
Bank Lending	15	8.7	52	30.1	45	26.0	61	35.3
Aggregate Lending	2,940	8.6	7,574	22.3	9,614	28.3	13,885	40.8
Families	65,740	17.9	70,765	19.3	86,531	23.6	144,000	39.2
SALT LAKE-OGDEN ASSESSMENT AREA 2014								
Bank Lending	12	14.5	22	26.5	19	22.9	30	36.1
Aggregate Lending	1,422	8.8	3,545	22.0	4,639	28.8	6,494	40.3
Families	64,195	17.5	69,346	18.9	86,308	23.5	147,187	40.1
SALT LAKE-OGDEN ASSESSMENT AREA 2015								
Bank Lending	14	8.7	32	19.9	45	28.0	70	43.5
Aggregate Lending	1,892	7.7	5,340	21.7	7,364	29.9	9,994	40.6
Families	64,195	17.5	69,346	18.9	86,308	23.5	147,187	40.1
SALT LAKE-OGDEN ASSESSMENT AREA 2016								
Bank Lending	9	4.2	42	19.8	67	31.6	94	44.3
Aggregate Lending	2,061	6.3	6,465	19.9	9,803	30.1	14,240	43.7
Families	64,195	17.5	69,346	18.9	86,308	23.5	147,187	40.1

Small Business Lending

The distribution of loans among businesses of different sizes is poor. As shown in Exhibit 17 below, only a small percentage of the bank's business lending was extended to businesses with revenues under \$1 million. This percentage falls well below aggregate lenders and percentage of small businesses within the bank's assessment area. Nevertheless, BOU's lending was responsive to the credit needs of small businesses by originating the majority of its small business loans in amounts less than or equal to \$250,000.

EXHIBIT 17 BUSINESS REVENUE DISTRIBUTION OF SMALL BUSINESS LOANS							
Year	Bank Lending #	Lending to Businesses with Revenue <=\$1 Million			Originations Regardless of Revenue Size by Loan Amount		
		Bank Lending (%)	Businesses <=\$1M in Revenue (%)	Aggregate Lending (%)	<=\$100K (%)	> \$100K & <=\$250K (%)	>250K & <=\$1M (%)
2016	48	22.9	89.4	39.1	47.9	22.9	29.2

Community Development Test

The bank provided an adequate level of community development activities that were responsive to a variety of needs within the Salt Lake-Ogden assessment area. These activities include loans, investments and services, which were particularly responsive to the need for affordable housing, the revitalization or stabilization of underserved communities, and supported services to low- and moderate-income individuals and families.

The bank originated 41 community development loans, totaling approximately \$121.6 million, in the Salt Lake-Ogden assessment area consisting of:

- Eleven loans, totaling \$68.6 million, which financed the construction or improvement of 591 affordable housing units for low-and moderate-income individuals and families, thereby helping to address the need for affordable housing.
- Twenty-five loans, totaling \$30.5 million that promoted economic development by helping to create or retain 191 jobs within the assessment area.

The bank provided 14 community development investments totaling \$5.3 million, and 220 donations totaling \$276.4 thousand that directly impacted the Salt Lake-Ogden assessment area. Investments included the purchase of mortgage-backed securities backed by loans to help finance affordable housing for low- and moderate-income borrowers within the assessment area, and donations were made primarily to organizations that promoted economic development and provided services to low- and moderate income families.

BOU provided a total of 1,958 community development service hours to organizations involved in providing community services targeted to low- and moderate-income individuals and families within the Salt Lake-Ogden assessment area. These organizations provided social services, housing assistance, and financial literacy education to areas residents.

Cache County

DESCRIPTION OF OPERATIONS IN CACHE COUNTY

The Cache County assessment area consists of Cache County in northern Utah, which is part of the Logan metropolitan statistical area. As of 2016, Cache County has a population of 122,753 people.⁴¹

BOU has a relatively limited portion of the overall market in the Cache County assessment area. As of June 30, 2016, BOU operated two of its branches in Cache County⁴² which held total deposits of \$69 million.⁴³ By comparison, there were a total of nine FDIC-insured financial institutions operating 23 offices in the assessment area, with deposits totaling over \$1.4 billion. Large national banks have a strong presence in this area, with the top two, ranked by deposit share, comprising 51.9 percent of the market. BOU ranks 5th in the market, with 4.9 percent of the deposit market share.⁴⁴

The exhibits on the following pages present key demographic and business information, from 2013, 2014, 2015, and 2016 U.S. Census data and 2013, 2014, 2015, and 2016 Dun and Bradstreet data, used to help develop a performance context for the assessment area.

⁴¹ U.S. Census Bureau, 2016 Population Estimates, Salt Lake County; available from:

<http://quickfacts.census.gov/qfd/index.html>.

⁴² Federal Deposit Insurance Corporation, Institution Branch Report, Bank of Utah, June 30, 2016; available from:

<https://www5.fdic.gov/sod/sodInstBranchRpt.asp>.

⁴³ Federal Deposit Insurance Corporation, Deposit Market Share Report, Cache County, June 30, 2016; available

from: <http://www5.fdic.gov/sod/sodMarketRpt.asp?baritem=2>.

⁴⁴ *Ibid.*

EXHIBIT 18 ASSESSMENT AREA DEMOGRAPHICS CACHE COUNTY 2013								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	1	3.8	388	1.5	131	33.8	4,863	19.0
Moderate-income	7	26.9	6,944	27.2	1,207	17.4	4,934	19.3
Middle-income	12	46.2	13,393	52.4	1,000	7.5	5,624	22.0
Upper-income	6	23.1	4,827	18.9	254	5.3	10,131	39.6
Total AA	26	100.0	25,552	100.0	2,592	10.1	25,552	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract Income						
		Owner-Occupied		Renter-occupied		Vacant		
		#	%	%	#	%	#	%
Low-income	623	0	0.0	0.0	564	90.5	59	9.5
Moderate-income	12,815	3,612	16.7	28.2	8,472	66.1	731	5.7
Middle-income	16,504	12,995	60.2	78.7	2,575	15.6	934	5.7
Upper-income	6,086	4,990	23.1	82.0	612	10.1	484	8.0
Total AA	36,028	21,597	100.0	59.9	12,223	33.9	2,208	6.1
Income Categories	Total Businesses by Tract	Businesses by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	#
Low-income	16	0.3	16	0.3	0	0.0	0	0.0
Moderate-income	1,710	32.5	1,497	31.1	149	51.0	64	42.1
Middle-income	2,457	46.7	2,283	47.4	110	37.7	64	42.1
Upper-income	1,081	20.5	1,024	21.2	33	11.3	24	15.8
Total AA	5,264	100.0	4,820	100.0	292	100.0	152	100.0
Percentage of Total Businesses			91.6		5.5		2.9	
Income Categories	Total Farm Entities by Tract	Farms by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	#
Low-income	0	0.0	0	0.0	0	0.0	0	0.0
Moderate-income	25	9.0	23	8.4	1	25.0	1	100.0
Middle-income	214	76.7	211	77.0	3	75.0	0	0.0
Upper-income	40	14.3	40	14.6	0	0.0	0	0.0
Total AA	279	100.0	274	100.0	4	100.0	1	100.0
Percentage of Total Farms			98.2		1.4		0.4	
2013 Median Family Income ⁴⁵			\$57,220		December 2013 Median Housing Value ⁴⁶		\$166,025	
2013 HUD Adjusted Median Family Income ⁴⁷			\$55,700		2013 Unemployment Rate ⁴⁸		4.0%	

⁴⁵ U.S. Census Bureau, American Community Survey 1 Yr Estimates, DP03, 2013; available from: <http://factfinder2.census.gov>.

⁴⁶ Utah Association of Realtors, Quarterly Activity by County, Q4-2013.

⁴⁷ U.S. Department of Housing and Urban Development, Adjusted Median Family Income; available from: <http://www.huduser.org/portal/datasets/il/il14/index.html>.

⁴⁸ U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics by County; available from: <http://data.bls.gov/cgi-bin/dsrv?la>.

EXHIBIT 19 ASSESSMENT AREA DEMOGRAPHICS CACHE COUNTY 2014								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	1	3.8	388	1.5	131	33.8	4,863	19.0
Moderate-income	7	26.9	6,944	27.2	1,207	17.4	4,934	19.3
Middle-income	12	46.2	13,393	52.4	1,000	7.5	5,624	22.0
Upper-income	6	23.1	4,827	18.9	254	5.3	10,131	39.6
Total AA	26	100.0	25,552	100.0	2,592	10.1	25,552	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract Income						
		Owner-Occupied			Renter-occupied		Vacant	
		#	%	%	#	%	#	%
Low-income	623	0	0.0	0.0	564	90.5	59	9.5
Moderate-income	12,815	3,612	16.7	28.2	8,472	66.1	731	5.7
Middle-income	16,504	12,995	60.2	78.7	2,575	15.6	934	5.7
Upper-income	6,086	4,990	23.1	82.0	612	10.1	484	8.0
Total AA	36,028	21,597	100.0	59.9	12,223	33.9	2,208	6.1
Income Categories	Total Businesses by Tract	Businesses by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	#
Low-income	15	0.3	15	0.3	0	0.0	0	0.0
Moderate-income	1,590	33.3	1,383	31.9	149	50.0	58	42.0
Middle-income	2,193	45.9	2,020	46.5	115	38.6	58	42.0
Upper-income	978	20.5	922	21.2	34	11.4	22	15.9
Total AA	4,776	100.0	4,340	100.0	298	100.0	138	100.0
Percentage of Total Businesses			90.9		6.2		2.9	
Income Categories	Total Farm Entities by Tract	Farms by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	#
Low-income	0	0.0	0	0.0	0	0.0	0	0.0
Moderate-income	21	9.1	20	8.8	1	25.0	0	0.0
Middle-income	173	74.9	170	74.9	3	75.0	0	0.0
Upper-income	37	16.0	37	16.3	0	0.0	0	0.0
Total AA	231	100.0	227	100.0	4	100.0	0	100.0
Percentage of Total Farms			98.3		1.7		0.0	
2014 Median Family Income ⁴⁹			\$58,374		December 2014 Median Housing Value ⁵⁰		\$169,948	
2014 HUD Adjusted Median Family Income ⁵¹			\$58,300		2014 Unemployment Rate ⁵²		3.2%	

⁴⁹ U.S. Census Bureau, American Community Survey 1 Yr Estimates, DP03, 2014; available from: <http://factfinder2.census.gov>.

⁵⁰ Utah Association of Realtors, Quarterly Activity by County, Q4-2014.

⁵¹ U.S. Department of Housing and Urban Development, Adjusted Median Family Income; available from: <http://www.huduser.org/portal/datasets/il/il14/index.html>.

⁵² U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics by County; available from: <http://data.bls.gov/cgi-bin/dsrv?la>.

EXHIBIT 20 ASSESSMENT AREA DEMOGRAPHICS CACHE COUNTY 2015								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	1	3.8	388	1.5	131	33.8	4,863	19.0
Moderate-income	7	26.9	6,944	27.2	1,207	17.4	4,934	19.3
Middle-income	12	46.2	13,393	52.4	1,000	7.5	5,624	22.0
Upper-income	6	23.1	4,827	18.9	254	5.3	10,131	39.6
Total AA	26	100.0	25,552	100.0	2,592	10.1	25,552	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract Income						
		Owner-Occupied			Renter-occupied		Vacant	
		#	%	%	#	%	#	%
Low-income	623	0	0.0	0.0	564	90.5	59	9.5
Moderate-income	12,815	3,612	16.7	28.2	8,472	66.1	731	5.7
Middle-income	16,504	12,995	60.2	78.7	2,575	15.6	934	5.7
Upper-income	6,086	4,990	23.1	82.0	612	10.1	484	8.0
Total AA	36,028	21,597	100.0	59.9	12,223	33.9	2,208	6.1
Income Categories	Total Businesses by Tract	Businesses by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	#
Low-income	13	0.3	13	0.3	0	0.0	0	0.0
Moderate-income	1,677	33.4	1,502	32.2	167	50.3	8	28.6
Middle-income	2,301	45.8	2,160	46.3	125	37.7	16	57.1
Upper-income	1,033	20.6	989	21.2	40	12.0	4	14.3
Total AA	5,024	100.0	4,664	100.0	332	100.0	28	100.0
Percentage of Total Businesses			92.8		6.6		0.6	
Income Categories	Total Farm Entities by Tract	Farms by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	#
Low-income	0	0.0	0	0.0	0	0.0	0	0.0
Moderate-income	25	10.8	22	9.8	3	42.9	0	0.0
Middle-income	170	73.6	166	74.1	4	57.1	0	0.0
Upper-income	36	15.6	36	16.1	0	0.0	0	0.0
Total AA	231	100.0	224	100.0	7	100.0	0	100.0
Percentage of Total Farms			97.0		3.0		0.0	
2015 Median Family Income ⁵³			\$59,288		December 2015 Median Housing Value ⁵⁴		\$177,500	
2015 HUD Adjusted Median Family Income ⁵⁵			\$57,200		2015 Unemployment Rate ⁵⁶		3.1%	

⁵³ U.S. Census Bureau, American Community Survey 1 Yr Estimates, DP03, 2015; available from: <http://factfinder2.census.gov>.

⁵⁴ Utah Association of Realtors, Quarterly Activity by County, Q4-2016.

⁵⁵ U.S. Department of Housing and Urban Development, Adjusted Median Family Income; available from: <http://www.huduser.org/portal/datasets/il/il14/index.html>.

⁵⁶ U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics by County; available from: <http://data.bls.gov/cgi-bin/dsrv?la>.

EXHIBIT 21 ASSESSMENT AREA DEMOGRAPHICS CACHE COUNTY 2016								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	1	3.8	388	1.5	131	33.8	4,863	19.0
Moderate-income	7	26.9	6,944	27.2	1,207	17.4	4,934	19.3
Middle-income	12	46.2	13,393	52.4	1,000	7.5	5,624	22.0
Upper-income	6	23.1	4,827	18.9	254	5.3	10,131	39.6
Total AA	26	100.0	25,552	100.0	2,592	10.1	25,552	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract Income						
		Owner-Occupied			Renter-occupied		Vacant	
		#	%	%	#	%	#	%
Low-income	623	0	0.0	0.0	564	90.5	59	9.5
Moderate-income	12,815	3,612	16.7	28.2	8,472	66.1	731	5.7
Middle-income	16,504	12,995	60.2	78.7	2,575	15.6	934	5.7
Upper-income	6,086	4,990	23.1	82.0	612	10.1	484	8.0
Total AA	36,028	21,597	100.0	59.9	12,223	33.9	2,208	6.1
Income Categories	Total Businesses by Tract	Businesses by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	#
Low-income	11	0.2	11	0.3	0	0.0	0	0.0
Moderate-income	1,540	34.9	1,350	33.9	168	49.7	22	25.6
Middle-income	1,978	44.9	1,814	45.5	124	36.7	40	46.5
Upper-income	880	20.0	810	20.3	46	13.6	24	27.9
Total AA	4,409	100.0	3,985	100.0	338	100.0	86	100.0
Percentage of Total Businesses			90.4		7.7		2.0	
Income Categories	Total Farm Entities by Tract	Farms by Tract Income & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	#
Low-income	0	0.0	0	0.0	0	0.0	0	0.0
Moderate-income	21	10.0	18	8.9	3	33.3	0	0.0
Middle-income	159	75.4	153	75.7	6	66.7	0	0.0
Upper-income	31	14.7	31	15.3	0	0.0	0	0.0
Total AA	211	100.0	202	100.0	9	100.0	0	100.0
Percentage of Total Farms			95.7		4.3		0.0	
2016 Median Family Income ⁵⁷			\$63,338		December 2016 Median Housing Value ⁵⁸		\$193,000	
2016 HUD Adjusted Median Family Income ⁵⁹			\$57,700		2016 Unemployment Rate ⁶⁰		3.1%	

⁵⁷ U.S. Census Bureau, American Community Survey 1 Yr Estimates, DP03, 2015; available from: <http://factfinder2.census.gov>.

⁵⁸ Utah Association of Realtors, Quarterly Activity by County, Q4-2016.

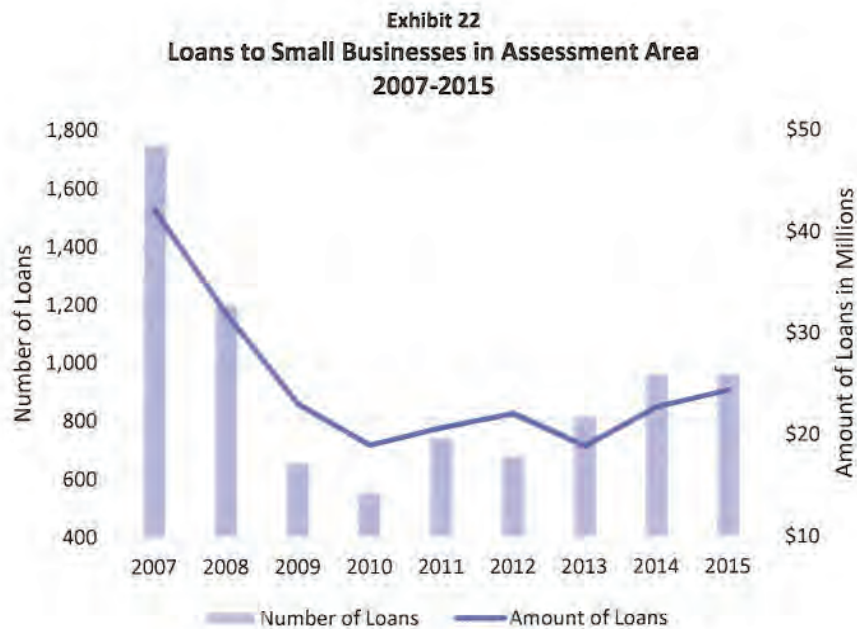
⁵⁹ U.S. Department of Housing and Urban Development, Adjusted Median Family Income; available from: <http://www.huduser.org/portal/datasets/il/il14/index.html>.

⁶⁰ U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics by County; available from: <http://data.bls.gov/cgi-bin/dsrv?la>.

Economic Conditions

Cache County continued to expand its employment base during the review period. While manufacturing, education, and retail trade remain the top drivers of the economy, the construction sector led rapid employment growth during the review period.⁶¹ While setbacks from the finance, insurance, and real estate sector have put a drag on the economy's growth, the construction sector added nearly 500 new jobs, primarily in the building of new single-family homes. This growth offset the losses in the other sectors.⁶² Additionally, manufacturing continues to remain one of the core aspects of the assessment area's economy and has also expanded during the review period. Education has also been a major driver of growth. Utah State University recently completed an addition to its football stadium, while the Huntsman School of Business finished a \$50 million expansion of its facilities.⁶³ The school's Space Dynamics Laboratory has also signed a \$99 million contract with the Department of Defense to develop space-based sensor platforms for the Missile Defense Agency, attracting more interest in Utah businesses. Consistent growth in these sectors has pushed Cache County to experience a healthy economy during the review period.

In addition to improvements in the economy during the review period, a review of small business loan data reported by banks subject to the CRA indicates that small business lending is also improving. Lending to small businesses plays a critical role in the economy given that there were approximately 5,024 small businesses, representing 92.8 percent of all businesses in the assessment area as depicted in Exhibit 22 below.



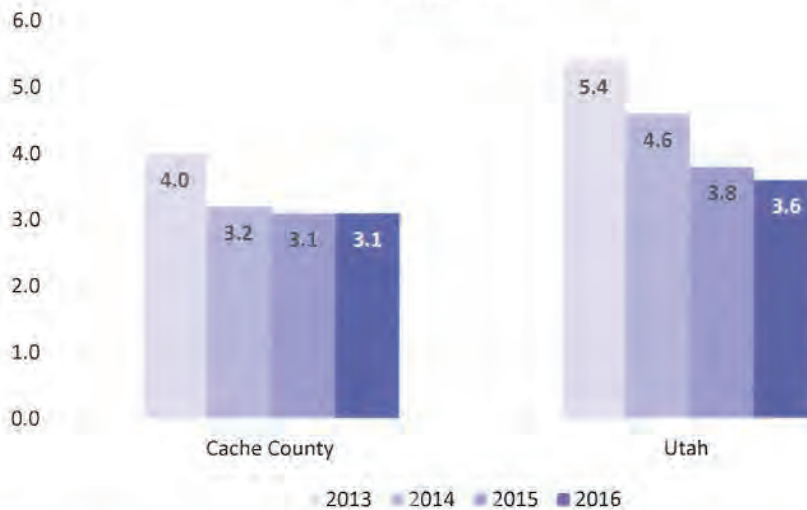
⁶¹ Cache County Overview: Data USA; available from: <https://datausa.io/profile/geo/cache-county-ut/#intro>.

⁶² Economic Snapshot, Department of Workforce Services; available from: <https://jobs.utah.gov/wi/regions/county/cache.html>.

⁶³ Northern Exposure: Cache Valley's Strong economic outlook, Utah Business, March 2017; available from: <https://www.utahbusiness.com/northern-exposure-cache-valleys-strong-economic-outlook/>.

As shown in Exhibit 23 below, the unemployment rate remained at 3.1 percent, same as the year before.⁶⁴ This is consistent with healthy economic trends, such as a slowly expanding local economy in Cache County and overall growth in the number of jobs produced throughout the state. However, despite these developments, the relative stagnation of the unemployment rate also illustrates that growth has been modest.

Exhibit 23
Unemployment Rates
2013-2016

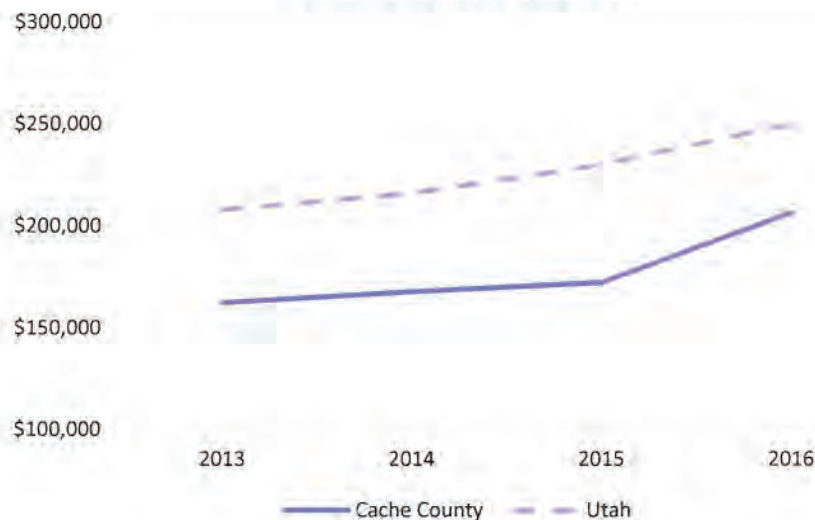


While median home prices remained stagnant from 2013 to 2015, from 2015 to 2016 median home prices surged, as shown in Exhibit 24 on the following page. From 2013 to 2014, prices remained relatively stagnant, increasing by merely 3 percent. Median home prices remained similarly stagnant from 2014 to 2015, also increasing by 3 percent. However, from 2015 to 2016, median home prices increased by nearly 20 percent, from \$172,450 to \$206,500.⁶⁵

⁶⁴ Utah Association of Realtors, Quarterly Activity by County, Q4-2012-2016.

⁶⁵ Utah Association of Realtors, Quarterly Activity by County, Q4-2012-2016.

Exhibit 24
Median Home Prices, 2013-2016

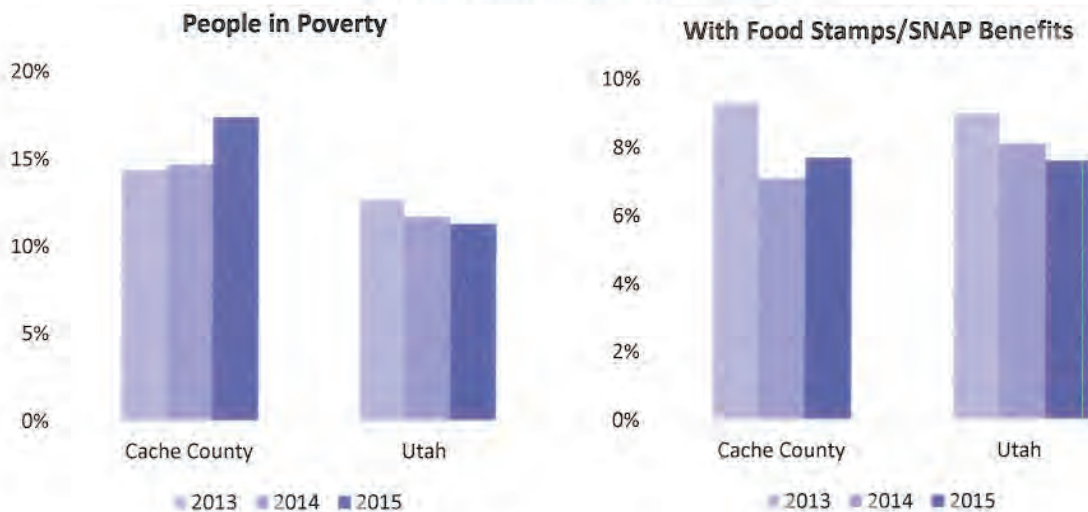


As shown above, home prices have increased significantly in Cache County from 2015 until the end of 2016. The rise of home prices throughout the review period is consistent with the constricted supply of single family homes in northern Utah, despite strong demand for more housing. In addition to the constricted supply of housing, affordability also remains as a challenge in Utah. According to the Utah Association of Realtors, the Housing Affordability Index fell 10 percent in 2016 to 121, meaning that a Utah family making the median income had 121 percent of that needed to qualify for the median-priced home.⁶⁶ All of these factors combined have made it increasingly difficult for low- and moderate-income families to find homes.

Finally, as shown in Exhibit 25 on the following page, poverty rates have increased from 14.7 percent in 2014 to 17.4 percent in 2015. Food stamp usage rates also increased, from 7.1 percent to 7.7 percent. The increase in both of these rates demonstrates that many residents of the county are not feeling the effects of economic growth in the assessment area. Combined with increased home prices, this information indicates that many families are still struggling economically.

⁶⁶ "2016 Utah home sales highest on record," Utah Association of Realtors; available from: <http://utahrealtors.com/index.php/news-center/uar-blog/2016-utah-home-sales-highest-on-record/>.

**Exhibit 25
Poverty and Food Stamp Usage Rates**



Credit and Community Development Needs

As previously mentioned, CRA reportable small business lending levels are improving; however, they remain well below levels experienced prior to the Great Recession. Similar to the Salt Lake-Ogden assessment area, there is a considerable variation in the credit needs of small businesses, including microloans, working-capital loans and lines of credit. There is also a need for affordable housing solutions. High housing costs and low rental affordability and availability highlight a need for products and services that support access to affordable housing. Information obtained from community contacts within the assessment area suggests that communities are in great need of reasonable home mortgage loans and construction loans to finance affordable housing options. The wide range of community needs in the assessment area ranging from access to credit to affordable housing highlight the importance of banks participating in community services in the assessment area. This could be accomplished by engaging in community development activities and/or partnering with organizations that address the aforementioned needs.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN CACHE COUNTY

Lending Test

Overall lending test performance in the Cache County assessment area is adequate. Loans were reasonably disbursed throughout the assessment area with no conspicuous gaps in lending. The level of lending to borrowers of different incomes is also reasonable.

Lending Distribution by Geography

Home Mortgage Lending

The geographic distribution of home purchase and home refinance loans is reasonable. As depicted in Exhibits 26 below and Exhibit 27 on the following page, BOU effectively penetrated both low- and moderate-income census tracts during the review period, and lending patterns generally met or exceeded the distribution of loans originated by aggregate lenders, as well as owner-occupied housing units.

EXHIBIT 26 GEOGRAPHIC DISTRIBUTION OF HOME PURCHASE LOANS								
Census Tract	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
CACHE COUNTY ASSESSMENT AREA 2013								
Bank Lending	0	0.0	48	19.1	147	58.6	56	22.3
Aggregate Lending	1	0.1	425	21.5	1,141	57.7	412	20.8
Owner Occupied Housing	0	0.0	3,612	16.7	12,995	60.2	4,990	23.1
CACHE COUNTY ASSESSMENT AREA 2014								
Bank Lending	0	0.0	63	25.4	139	56.0	46	18.5
Aggregate Lending	1	0.0	409	19.8	1,238	59.8	421	20.3
Owner Occupied Housing	0	0.0	3,612	16.7	12,995	60.2	4,990	23.1
CACHE COUNTY ASSESSMENT AREA 2015								
Bank Lending	0	0.0	76	24.3	188	60.1	49	15.7
Aggregate Lending	0	0.0	520	21.1	1,499	60.7	451	18.3
Owner Occupied Housing	0	0.0	3,612	16.7	12,995	60.2	4,990	23.1
CACHE COUNTY ASSESSMENT AREA 2016								
Bank Lending	0	0.0	63	21.1	173	57.9	63	21.1
Aggregate Lending	0	0.0	612	21.5	1,736	60.9	501	17.6
Owner Occupied Housing	0	0.0	3,612	16.7	12,995	60.2	4,990	23.1

EXHIBIT 27 GEOGRAPHIC DISTRIBUTION OF HOME REFINANCE LOANS								
Census Tract	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
CACHE COUNTY ASSESSMENT AREA 2013								
Bank Lending	0	0.0	14	15.7	61	68.5	14	15.7
Aggregate Lending	1	0.0	366	15.8	1,408	60.9	537	23.2
Owner Occupied Housing	0	0.0	3,612	16.7	12,995	60.2	4,990	23.1
CACHE COUNTY ASSESSMENT AREA 2014								
Bank Lending	0	0.0	12	27.9	22	51.2	9	20.9
Aggregate Lending	1	0.1	189	17.3	648	59.4	253	23.2
Owner Occupied Housing	0	0.0	3,612	16.7	12,995	60.2	4,990	23.1
CACHE COUNTY ASSESSMENT AREA 2015								
Bank Lending	0	0.0	15	23.8	33	52.4	15	23.8
Aggregate Lending	0	0.0	295	17.6	981	58.7	396	23.7
Owner Occupied Housing	0	0.0	3,612	16.7	12,995	60.2	4,990	23.1
CACHE COUNTY ASSESSMENT AREA 2016								
Bank Lending	0	0.0	11	14.5	46	60.5	19	25.0
Aggregate Lending	0	0.0	301	14.7	1,265	61.6	488	23.8
Owner Occupied Housing	0	0.0	3,612	16.7	12,995	60.2	4,990	23.1

Lending Distribution by Borrower Income and Business Revenue

Home Mortgage Lending

The distribution of home mortgage loans to borrowers of different income levels is reasonable. As shown in Exhibits 28 and Exhibit 29 on the following page, lending levels are generally responsive to the needs of low-and moderate-income borrowers. Home purchase and refinance lending to moderate-income borrowers was generally consistent with the aggregate market and above the percentage of moderate-income families. Performance in lending to low-income families was generally consistent with the aggregate lending, but well below the percentage of low-income families as a result of the affordability issues previously discussed.

EXHIBIT 28 BORROWER DISTRIBUTION OF HOME PURCHASE LOANS								
Borrower Income	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
Cache County ASSESSMENT AREA 2013								
Bank Lending	13	5.2	58	23.1	95	37.8	85	33.9
Aggregate Lending	118	7.1	447	26.9	519	31.2	579	34.8
Families	4,863	19.0	4,934	19.3	5,624	22.0	10,131	39.6
Cache County ASSESSMENT AREA 2014								
Bank Lending	20	8.1	75	30.5	80	32.5	71	28.9
Aggregate Lending	130	7.9	465	28.3	501	30.4	550	33.4
Families	4,863	19.0	4,934	19.3	5,624	22.0	10,131	39.6
Cache County ASSESSMENT AREA 2015								
Bank Lending	21	6.7	88	28.1	98	31.3	106	33.9
Aggregate Lending	136	7.0	530	27.2	570	29.3	712	36.6
Families	4,863	19.0	4,934	19.3	5,624	22.0	10,131	39.6
Cache County ASSESSMENT AREA 2016								
Bank Lending	21	7.0	84	28.2	84	28.2	109	36.6
Aggregate Lending	152	6.3	617	25.7	720	30.0	914	38.0
Families	4,863	19.0	4,934	19.3	5,624	22.0	10,131	39.6

EXHIBIT 29 BORROWER DISTRIBUTION OF HOME PURCHASE LOANS								
Borrower Income	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
Cache County ASSESSMENT AREA 2013								
Bank Lending	13	5.2	58	23.1	95	37.8	85	33.9
Aggregate Lending	118	7.1	447	26.9	519	31.2	579	34.8
Families	4,863	19.0	4,934	19.3	5,624	22.0	10,131	39.6
Cache County ASSESSMENT AREA 2014								
Bank Lending	20	8.1	75	30.5	80	32.5	71	28.9
Aggregate Lending	130	7.9	465	28.3	501	30.4	550	33.4
Families	4,863	19.0	4,934	19.3	5,624	22.0	10,131	39.6
Cache County ASSESSMENT AREA 2015								
Bank Lending	21	6.7	88	28.1	98	31.3	106	33.9
Aggregate Lending	136	7.0	530	27.2	570	29.3	712	36.6
Families	4,863	19.0	4,934	19.3	5,624	22.0	10,131	39.6
Cache County ASSESSMENT AREA 2016								
Bank Lending	21	7.0	84	28.2	84	28.2	109	36.6
Aggregate Lending	152	6.3	617	25.7	720	30.0	914	38.0
Families	4,863	19.0	4,934	19.3	5,624	22.0	10,131	39.6

Community Development Test

The bank provided an adequate level of community development activities that were responsive a variety of needs within the Cache County assessment area. These activities include loans, investments and services, which were particularly responsive to the need for affordable housing, economic development, and support services to low- and moderate-income individuals and families.

- BOU originated seven community development loans, totaling approximately \$7.9 million that promoted economic development by helping create or retain 61 jobs within the assessment area. Examples of notable loans included two SBA 504 loans, totaling \$5.6 million, used to expand local businesses and resulted in the creation and/or retention of 19 jobs in the assessment area.
- BOU also made two community development investments totaling \$362.2 thousand, and 24 donations, totaling \$36.3 thousand, that directly impacted the Cache County assessment area. Investments were made in mortgage-backed securities backed by loans to low- and moderate-income borrowers within the assessment area, while donations were made to several community service organizations that provide support services to low- and moderate-income families.
- The bank provided a total of 77 hours of service to organizations providing community services targeted to low- and moderate-income individuals and families within the Cache County assessment area. Service hours were primarily concentrated in a single organization where bank employees utilized their financial expertise to provide financial literacy training and education, and tax preparation assistance to low- and moderate-income individuals and families in the assessment area.

LIMITED-SCOPE ASSESSMENT AREA CONCLUSIONS

For each Assessment Area where a limited-scope review was performed using the examination procedures.

BOU's performance in the assessment areas receiving a limited review is generally consistent with the performance in the areas receiving full-scope reviews. Due to the bank's more limited presence in these markets and lower percentages of loans and deposits, the limited scope assessment areas received less weight than the full-scope areas. Consequently, performance in these areas did not materially affect the bank's overall lending, investment, and service test performance assessments. Facts and data reviewed, including performance and demographic information, can be found in the tables accompanying this report.

EXHIBIT 32 LIMITED-SCOPE ASSESSMENT AREA CONCLUSIONS		
ASSESSMENT AREA	LENDING TEST	COMMUNITY DEVELOPMENT TEST
Box Elder County	Consistent	Consistent
Utah County	Consistent	Consistent

Lending test performance in the Box Elder assessment area is generally consistent with performance in the full scope assessment areas. The absence of any low-income census tracts and the presence of only one moderate-income census tract in this assessment area precluded an analysis of *Lending Distribution by Geography*. However, the majority of the bank's loans were made in the eastern portion of Box Elder County, in close proximity to its branches with no conspicuous gaps or unusual patterns identified. The distribution of home mortgage purchase and refinance loans to borrowers of different income levels and small business loans among businesses of different sizes is reasonable. A majority of small business loans were in amounts of \$250,000 or less, which was responsive to an identified credit need in the community.

Community development performance in Box Elder is generally consistent with performance in the full scope assessment areas. BOU's community development performance demonstrates adequate responsiveness to the community development needs of the assessment area through community development loans, investments, and community development services. The bank originated seven community development loans for \$6.8 million that included SBA 504 loans designed to support economic development by financing small businesses and loans that helped to support availability of affordable housing units. Additionally, BOU made one investment of \$192,850 in a mortgage-backed security backed by a loan to finance a loan to a low-income borrower within the assessment area, and 25 donations totaling \$12,585, primarily to organizations providing social services to low- and moderate-income individuals and families. Lastly, bank management and staff volunteered 269 hours of community development services targeted to low- and moderate-income individuals and families.

Lending test performance in the Utah County assessment area is also generally consistent with performance in the full scope assessment areas. The geographic distribution of home purchase and home refinance loans is reasonable. The lack of mortgage lending in low-income geographies can be attributed to the low number of owner-occupied housing units. However, the lack of home refinance loans in moderate-income census tracts in 2014 and 2015 is not supported by the performance context, and the bank may have missed lending opportunities in these areas. While the bank originated a limited number of small business loans in low- and moderate-income geographies, the geographic distribution was generally reasonable. The bank originated a limited amount of home refinance loans, but the

distribution is reasonable, and particularly strong to moderate-income borrowers. Distribution of small business loans to business of different sizes is excellent and exceeded aggregate lending.

Community development performance in the Utah County assessment area is reasonable and generally consistent with performance in the full scope assessment areas. The bank's community development performance demonstrates an adequate responsiveness to community development needs of the assessment area through community development loans, investments and community development services. The bank originated three community development loans for approximately \$9.3 million, including two SBA loans which promoted economic development. BOU also made three investments, totaling \$498,500, in mortgage-backed securities backed by loans to low- and moderate-income borrowers within the assessment area, and 10 donations totaling \$7,700. In addition, bank employees volunteered 52 hours to organizations that provided financial literacy and affordable housing services to low- and moderate-income individuals and families.

APPENDIX A

GLOSSARY OF TERMS

Aggregate lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Census tract: A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan statistical areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

Community development: All Agencies have adopted the following language. 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 the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies.

Effective September 1, 2005, the Board of Governors of the Federal Reserve System, Office of the Comptroller of the Currency, and the Federal Deposit Insurance Corporation have adopted the following additional language as part of the revitalize or stabilize definition of community development. Activities that revitalize or stabilize:

- (i) Low- or moderate-income geographies;
- (ii) Designated disaster areas; or
- (iii) Distressed or underserved nonmetropolitan middle-income geographies designated by the Board, Federal Deposit Insurance Corporation, and Office of the Comptroller of the Currency, based on:
 - a. Rates of poverty, unemployment, and population loss; or
 - b. Population size, density, and dispersion. Activities that revitalize and stabilize geographies designated based on population size, density, and dispersion if they help to meet essential community needs, including needs of low- and moderate-income individuals.

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, home equity 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 and community development tests is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (for example, 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 do 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 applications, the amount of loan requested, and the disposition of the application (for example, approved, denied, and withdrawn).

Home mortgage loans: Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multifamily (five or more families) dwelling loans, loans for the purchase of manufactured homes and refinancings of home improvement and home purchase loans.

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 and community development tests is analyzed using only quantitative factors (for example, geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent, in the case of a geography.

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 metropolitan area/assessment area.

Metropolitan area (MA): A metropolitan statistical area (MSA) or a metropolitan division (MD) as defined by the Office of Management and Budget. A MSA is a core area containing at least one urbanized area of 50,000 or more inhabitants, together with adjacent communities having a high degree of economic and social integration with that core. A MD is a division of a MSA based on specific criteria including commuting patterns. Only a MSA that has a population of at least 2.5 million may be divided into MDs.

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.

Other products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

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.

Rated area: A rated area is a state or multistate metropolitan 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 multistate metropolitan area, the institution will receive a rating for the multistate metropolitan 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) and the Thrift Financial Reporting (TFR) 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. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as "small business loans" if the loans are reported on the TFR as nonmortgage, commercial 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.

Upper-income: Individual income that is more than 120 percent of the area median income, or a median family income that is more than 120 percent, in the case of a geography.

APPENDIX B

LIMITED-SCOPE ASSESSMENT AREA MARKET PROFILES

All demographic and economic information in this appendix is from one of the following sources:

- U.S. State and County QuickFacts, Utah; available from: <http://www.census.gov/quickfacts>
- Federal Deposit Insurance Corporation, Deposit Market Share Report, June 30, 2016; available from: <http://www2.fdic.gov/sod>
- U.S. Department of Housing and Urban Development, Adjusted Median Family Income; available from: <http://www.huduser.org/portal/datasets/il/il14/index.html>
- U.S. Bureau of Labor Statistics. Local Area Unemployment Statistics by County; available from: <http://data.bls.gov/lau/#tables>
- Utah Association of Realtors, Quarterly Activity by County, Q4/2013-2016
- Utah Online Library; available from: <http://onlinelibrary.utah.gov/>
- Utah County Website; available from: <http://www.utahcounty.gov/>

Box Elder Assessment Area

The Box Elder assessment area is comprised of Box Elder County and is part of the Ogden-Clearfield MSA. Box Elder is situated along the Northwest Utah-Idaho border with a total land mass of 6,729 square miles. It includes portions of the Great Salt Lake and the Great Salt Lake Desert. To the east are the lower course and deltas of the Bear River, the Malad River Valley, and the Promontory Mountains. The City of Brigham City is located in the southeast corner and is the county seat of Box Elder. In 2015, the county population was 50,991 making Box Elder County the 8th largest county in Utah.

BOU has a limited presence in this market for financial services. As of June 30, 2016, the bank's two offices held \$60.3 million in deposits with a 17.1 percent market share of the assessment area. BOU ranked 4th out of seven FDIC-insured depository institutions operating 11 offices and holding \$352.4 million in total deposits within the assessment area. Deposits were primarily concentrated in four financial institutions that collectively held 87.6 percent of the market share in the assessment area.

Exhibits 33-42, on the following pages, present key demographic and business information used to help develop a performance context for the Box Elder assessment area, based on the 2010 U.S. Census and 2014-2016 Dun and Bradstreet data.

Assessment Area Demographics

EXHIBIT 33 ASSESSMENT AREA DEMOGRAPHICS BOX ELDER COUNTY ASSESSMENT AREA								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	0	0.0	0	0.0	0	0.0	1,601	12.5
Moderate-income	0	0.0	0	0.0	0	0.0	2,341	18.2
Middle-income	9	81.8	11,087	86.4	825	7.4	3,204	25.0
Upper-income	2	18.2	1,750	13.6	30	1.7	5,691	44.3
Total AA	11	100.0	12,837	100.0	855	6.7	12,837	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied		Rental		Vacant		
		#	%	%	#	%	#	%
Low-income	0	0	0.0	0.0	0	0.0	0	0.0
Moderate-income	0	0	0.0	0.0	0	0.0	0	0.0
Middle-income	14,745	10,772	84.7	73.1	2,762	18.7	1,211	8.2
Upper-income	2,145	1,949	15.3	90.9	129	6.0	67	3.1
Total AA	16,890	12,721	100.0	75.3	2,891	17.1	1,278	7.6
Income Categories	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low-income	0	0.0	0	0.0	0	0.0	0	0.0
Moderate-income	0	0.0	0	0.0	0	0.0	0	0.0
Middle-income	1,777	86.8	1,624	86.4	84	94.4	69	86.3
Upper-income	271	13.2	255	13.6	5	5.6	11	13.8
Total AA	2,048	100.0	1,879	100.0	89	100.0	80	100.0
% of Total Businesses			91.7		4.3		3.9	
2013 Median Family Income			\$62,898		December 2013 Median Housing Value			\$150,000
2013 HUD Adjusted Median Family Income			\$64,300		2013 Unemployment Rate			4.7%

EXHIBIT 34 ASSESSMENT AREA DEMOGRAPHICS BOX ELDER COUNTY ASSESSMENT AREA								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	0	0.0	0	0.0	0	0.0	2,361	18.4
Moderate-income	1	9.1	657	5.1	45	6.8	2,935	22.9
Middle-income	9	81.8	11,574	90.2	801	6.9	3,459	26.9
Upper-income	1	9.1	606	4.7	9	1.5	4,082	31.8
Total AA	11	100.0	12,837	100.0	855	6.7	12,837	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied			Rental		Vacant	
		#	%	%	#	%	#	%
Low-income	0	0	0.0	0.0	0	0.0	0	0.0
Moderate-income	972	645	5.1	66.4	268	27.6	59	6.1
Middle-income	15,129	11,360	89.3	75.1	2,550	16.9	1,219	8.1
Upper-income	789	716	5.6	90.7	73	9.3	0	0.0
Total AA	16,890	12,721	100.0	75.3	2,891	17.1	1,278	7.6
Income Categories	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	#
Low-income	0	0.0	0	0.0	0	0.0	0	0.0
Moderate-income	84	4.6	75	4.5	6	6.6	3	4.0
Middle-income	1,673	90.9	1,523	90.9	79	86.8	71	94.7
Upper-income	84	4.6	77	4.6	6	6.6	1	1.3
Total AA	1,841	100.0	1,675	100.0	91	100.0	75	100.0
% of Total Businesses		91.0		4.9		4.1		
2014 Median Family Income			\$63,804		December 2014 Median Housing Value			\$150,000
2014 HUD Adjusted Median Family Income			\$63,400		2014 Unemployment Rate			3.9%

EXHIBIT 35 ASSESSMENT AREA DEMOGRAPHICS BOX ELDER COUNTY ASSESSMENT AREA								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	0	0.0	0	0.0	0	0.0	2,361	18.4
Moderate-income	1	9.1	657	5.1	45	6.8	2,935	22.9
Middle-income	9	81.8	11,574	90.2	801	6.9	3,459	26.9
Upper-income	1	9.1	606	4.7	9	1.5	4,082	31.8
Total AA	11	100.0	12,837	100.0	855	6.7	12,837	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied			Rental		Vacant	
		#	%	%	#	%	#	%
Low-income	0	0	0.0	0.0	0	0.0	0	0.0
Moderate-income	972	645	5.1	66.4	268	27.6	59	6.1
Middle-income	15,129	11,360	89.3	75.1	2,550	16.9	1,219	8.1
Upper-income	789	716	5.6	90.7	73	9.3	0	0.0
Total AA	16,890	12,721	100.0	75.3	2,891	17.1	1,278	7.6
Income Categories	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	0	0.0	0	0.0	0	0.0	0	0.0
Moderate-income	84	4.4	79	4.5	5	4.7	0	0.0
Middle-income	1,716	90.5	1,597	90.5	94	87.9	25	100.0
Upper-income	97	5.1	89	5.0	8	7.5	0	0.0
Total AA	1,897	100.0	1,765	100.0	107	100.0	25	100.0
% of Total Businesses		93.0		5.6		1.3		
2015 Median Family Income			\$62,043	December 2015 Median Housing Value			\$162,615	
2015 HUD Adjusted Median Family Income			\$65,100	2015 Unemployment Rate			3.7%	

EXHIBIT 36 ASSESSMENT AREA DEMOGRAPHICS BOX ELDER COUNTY ASSESSMENT AREA								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	0	0.0	0	0.0	0	0.0	2,361	18.4
Moderate-income	1	9.1	657	5.1	45	6.8	2,935	22.9
Middle-income	9	81.8	11,574	90.2	801	6.9	3,459	26.9
Upper-income	1	9.1	606	4.7	9	1.5	4,082	31.8
Unknown-income	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	11	100.0	12,837	100.0	855	6.7	12,837	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied			Rental		Vacant	
		#	%	%	#	%	#	%
Low-income	0	0	0.0	0.0	0	0.0	0	0.0
Moderate-income	972	645	5.1	66.4	268	27.6	59	6.1
Middle-income	15,129	11,360	89.3	75.1	2,550	16.9	1,219	8.1
Upper-income	789	716	5.6	90.7	73	9.3	0	0.0
Unknown-income	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	16,890	12,721	100.0	75.3	2,891	17.1	1,278	7.6
Income Categories	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	0	0.0	0	0.0	0	0.0	0	0.0
Moderate-income	75	4.6	69	4.6	5	4.1	1	3.1
Middle-income	1,497	90.9	1,359	91.0	108	89.3	30	93.8
Upper-income	74	4.5	65	4.4	8	6.6	1	3.1
Unknown-income	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	1,646	100.0	1,493	100.0	121	100.0	32	100.0
% of Total Businesses		90.7		7.4		1.9		
2016 Median Family Income			\$62,562		December 2016 Median Housing Value			\$175,000
2016 HUD Adjusted Median Family Income			\$64,600		2016 Unemployment Rate			3.5%

Home Mortgage Lending

EXHIBIT 37 GEOGRAPHIC DISTRIBUTION OF HOME PURCHASE LOANS								
Census Tract	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
BOX ELDER COUNTY Assessment Area 2013								
Bank Lending	0	0.0	3	8.3	31	86.1	2	5.6
Aggregate Lending	0	0.0	0	0.0	726	81.6	164	18.4
Owner Occupied Housing	0	0.0	0	0.0	10,772	84.7	1,949	15.3
BOX ELDER COUNTY Assessment Area 2014								
Bank Lending	0	0.0	2	6.3	29	90.6	1	3.1
Aggregate Lending	0	0.0	34	3.6	865	90.7	55	5.8
Owner Occupied Housing	0	0.0	645	5.1	11,360	89.3	716	5.6
BOX ELDER COUNTY Assessment Area 2015								
Bank Lending	0	0.0	2	4.1	44	89.8	3	6.1
Aggregate Lending	0	0.0	58	4.8	1,091	91.1	49	4.1
Owner Occupied Housing	0	0.0	645	5.1	11,360	89.3	716	5.6
BOX ELDER COUNTY Assessment Area 2016								
Bank Lending	0	0.0	2	5.4	34	91.9	1	2.7
Aggregate Lending	0	0.0	67	4.9	1,253	90.8	60	4.3
Owner Occupied Housing	0	0.0	645	5.1	11,360	89.3	716	5.6

EXHIBIT 38 GEOGRAPHIC DISTRIBUTION OF HOME REFINANCE LOANS								
Census Tract	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
BOX ELDER COUNTY Assessment Area 2013								
Bank Lending	0	0.0	2	11.8	15	88.2	0	0.0
Aggregate Lending	0	0.0	0	0.0	1,075	83.5	213	16.5
Owner Occupied Housing	0	0.0	0	0.0	10,772	84.7	1,949	15.3
BOX ELDER COUNTY Assessment Area 2014								
Bank Lending	0	0.0	0	0.0	3	100.0	0	0.0
Aggregate Lending	0	0.0	17	3.4	446	89.9	33	6.7
Owner Occupied Housing	0	0.0	645	5.1	11,360	89.3	716	5.6
BOX ELDER COUNTY Assessment Area 2015								
Bank Lending	0	0.0	1	9.1	8	72.7	2	18.2
Aggregate Lending	0	0.0	40	4.9	724	88.8	51	6.3
Owner Occupied Housing	0	0.0	645	5.1	11,360	89.3	716	5.6
BOX ELDER COUNTY Assessment Area 2016								
Bank Lending	0	0.0	0	0.0	13	100.0	0	0.0
Aggregate Lending	0	0.0	25	2.6	876	92.1	50	5.3
Owner Occupied Housing	0	0.0	645	5.1	11,360	89.3	716	5.6

EXHIBIT 39								
BORROWER DISTRIBUTION OF HOME PURCHASE LOANS								
Borrower Income	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
Box Elder County Assessment Area 2013								
Bank Lending	2	5.9	9	26.5	14	41.2	9	26.5
Aggregate Lending	61	7.9	228	29.6	259	33.6	222	28.8
Families	1,601	12.5	2,341	18.2	3,204	25.0	5,691	44.3
Box Elder County Assessment Area 2014								
Bank Lending	4	12.5	6	18.8	12	37.5	10	31.3
Aggregate Lending	133	17.7	276	36.8	210	28.0	132	17.6
Families	2,361	18.4	2,935	22.9	3,459	26.9	4,082	31.8
Box Elder County Assessment Area 2015								
Bank Lending	5	10.4	22	45.8	8	16.7	13	27.1
Aggregate Lending	167	17.9	335	35.9	275	29.5	155	16.6
Families	2,361	18.4	2,935	22.9	3,459	26.9	4,082	31.8
Box Elder County Assessment Area 2016								
Bank Lending	5	16.1	12	38.7	6	19.4	8	25.8
Aggregate Lending	214	18.6	446	38.8	299	26.0	190	16.5
Families	2,361	18.4	2,935	22.9	3,459	26.9	4,082	31.8

EXHIBIT 40								
BORROWER DISTRIBUTION OF HOME REFINANCE LOANS								
Borrower Income	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
Box Elder County Assessment Area 2013								
Bank Lending	1	5.9	4	23.5	4	23.5	8	47.1
Aggregate Lending	62	6.6	169	18.0	304	32.4	402	42.9
Families	1,601	12.5	2,341	18.2	3,204	25.0	5,691	44.3
Box Elder County Assessment Area 2014								
Bank Lending	0	0.0	0	0.0	1	33.3	2	66.7
Aggregate Lending	60	14.7	120	29.5	98	24.1	129	31.7
Families	2,361	18.4	2,935	22.9	3,459	26.9	4,082	31.8
Box Elder County Assessment Area 2015								
Bank Lending	3	30.0	1	10.0	3	30.0	3	30.0
Aggregate Lending	71	11.9	166	27.8	186	31.1	175	29.3
Families	2,361	18.4	2,935	22.9	3,459	26.9	4,082	31.8
Box Elder County Assessment Area 2016								
Bank Lending	1	7.7	4	30.8	6	46.2	2	15.4
Aggregate Lending	58	7.8	197	26.7	250	33.8	234	31.7
Families	2,361	18.4	2,935	22.9	3,459	26.9	4,082	31.8

Small Business Lending

EXHIBIT 41 GEOGRAPHIC DISTRIBUTION OF SMALL BUSINESS LOANS								
Census Tract	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
Box ELDER COUNTY Assessment Area 2016								
Bank Lending	0	0.0	0	0.0	13	100.0	0	0.0
Aggregate Lending	0	0.0	36	3.7	899	93.5	26	2.7
Business Concentration	0	0.0	75	4.6	1,497	90.9	74	4.5

EXHIBIT 42 BUSINESS REVENUE DISTRIBUTION OF SMALL BUSINESS LOANS							
Year	Bank Lending #	Lending to Businesses with Revenue <=\$1 Million			Originations Regardless of Revenue Size by Loan Amount		
		Bank Lending (%)	Businesses <=\$1M in Revenue (%)	Aggregate Lending (%)	<=\$100K (%)	> \$100K & <=\$250K (%)	>250K & <=\$1M (%)
2016	13	38.5	90.7	43.3	46.2	38.5	15.4

Utah County Assessment Area

The Utah County assessment area is comprised of Utah County in its entirety and is part of the Provo-Orem, Utah MSA. Utah County is located in the north-central region of Utah, with a total land mass of 2,003 square miles. The City of Provo is the county seat and economic center of the region. In 2015, the county population was 575,205, making Utah County the 2nd largest county in Utah.

BOU has a very limited presence in this market for financial services. As of June 30, 2016, the bank's single office held \$13.7 million in deposits with a .2 percent market share of the assessment area. BOU ranked 13th out of 13 FDIC-insured depository institutions operating 81 offices and holding \$2.7 billion in total deposits within the assessment area. Deposits were primarily concentrated in four financial institutions that collectively held 70.1 percent of the market share in the assessment area.

Exhibits 43 and 52, on the following pages, present key demographic and business information used to help develop a performance context for the Utah County assessment area, based on the 2010 U.S. Census and 2014-2016 Dun and Bradstreet data.

Assessment Area

EXHIBIT 43 ASSESSMENT AREA DEMOGRAPHICS UTAH COUNTY ASSESSMENT AREA								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	8	6.3	5,695	5.2	1,747	30.7	20,023	18.3
Moderate-income	19	14.8	17,274	15.8	2,509	14.5	20,882	19.0
Middle-income	63	49.2	57,626	52.5	3,391	5.9	25,886	23.6
Upper-income	37	28.9	29,075	26.5	1,279	4.4	42,879	39.1
Unknown-income	1	0.8	0	0.0	0	0.0	0	0.0
Total AA	128	100.0	109,670	100.0	8,926	8.1	109,670	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied		Rental		Vacant		
		#	%	%	#	%	#	%
Low-income	10,601	1,111	1.2	10.5	8,869	83.7	621	5.9
Moderate-income	26,034	11,286	12.0	43.4	13,137	50.5	1,611	6.2
Middle-income	71,554	53,209	56.5	74.4	15,148	21.2	3,197	4.5
Upper-income	34,581	28,536	30.3	82.5	4,324	12.5	1,721	5.0
Total AA	142,770	94,142	100.0	65.9	41,478	29.1	7,150	5.0
Income Categories	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	649	2.9	581	2.8	49	4.3	19	2.9
Moderate-income	3,697	16.5	3,278	15.9	263	23.0	156	24.1
Middle-income	11,254	50.3	10,311	50.1	614	53.7	329	50.9
Upper-income	6,775	30.3	6,416	31.2	217	19.0	142	22.0
Total AA	22,375	100.0	20,586	100.0	1,143	100.0	646	100.0
% of Total Businesses		92.0		5.1		2.9		
2013 Median Family Income			\$66,223		December 2013 Median Housing Value			\$150,000
2013 HUD Adjusted Median Family Income			\$64,300		2013 Unemployment Rate			4.4%

EXHIBIT 44 ASSESSMENT AREA DEMOGRAPHICS UTAH COUNTY ASSESSMENT AREA								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	8	6.3	5,695	5.2	1,747	30.7	20,023	18.3
Moderate-income	19	14.8	17,274	15.8	2,509	14.5	20,882	19.0
Middle-income	63	49.2	57,626	52.5	3,391	5.9	25,886	23.6
Upper-income	37	28.9	29,075	26.5	1,279	4.4	42,879	39.1
Unknown-income	1	0.8	0	0.0	0	0.0	0	0.0
Total AA	128	100.0	109,670	100.0	8,926	8.1	109,670	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied		Rental		Vacant		
		#	%	%	#	%	#	%
Low-income	10,601	1,111	1.2	10.5	8,869	83.7	621	5.9
Moderate-income	26,034	11,286	12.0	43.4	13,137	50.5	1,611	6.2
Middle-income	71,554	53,209	56.5	74.4	15,148	21.2	3,197	4.5
Upper-income	34,581	28,536	30.3	82.5	4,324	12.5	1,721	5.0
Total AA	142,770	94,142	100.0	65.9	41,478	29.1	7,150	5.0
Income Categories	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	624	2.9	551	2.8	49	3.9	24	3.8
Moderate-income	3,443	16.1	3,031	15.5	277	22.2	135	21.2
Middle-income	10,776	50.3	9,764	50.0	680	54.6	332	52.1
Upper-income	6,586	30.7	6,201	31.7	239	19.2	146	22.9
Total AA	21,429	100.0	19,547	100.0	1,245	100.0	637	100.0
% of Total Businesses		91.2		5.8		3.0		
2014 Median Family Income			\$67,206	December 2014 Median Housing Value			\$150,000	
2014 HUD Adjusted Median Family Income			\$63,400	2014 Unemployment Rate			3.7%	

EXHIBIT 45 ASSESSMENT AREA DEMOGRAPHICS UTAH COUNTY ASSESSMENT AREA								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	8	6.3	5,695	5.2	1,747	30.7	20,023	18.3
Moderate-income	19	14.8	17,274	15.8	2,509	14.5	20,882	19.0
Middle-income	63	49.2	57,626	52.5	3,391	5.9	25,886	23.6
Upper-income	37	28.9	29,075	26.5	1,279	4.4	42,879	39.1
Unknown-income	1	0.8	0	0.0	0	0.0	0	0.0
Total AA	128	100.0	109,670	100.0	8,926	8.1	109,670	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied		Rental		Vacant		
		#	%	%	#	%	#	%
Low-income	10,601	1,111	1.2	10.5	8,869	83.7	621	5.9
Moderate-income	26,034	11,286	12.0	43.4	13,137	50.5	1,611	6.2
Middle-income	71,554	53,209	56.5	74.4	15,148	21.2	3,197	4.5
Upper-income	34,581	28,536	30.3	82.5	4,324	12.5	1,721	5.0
Total AA	142,770	94,142	100.0	65.9	41,478	29.1	7,150	5.0
Income Categories	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	642	2.7	580	2.6	59	4.0	3	5.0
Moderate-income	3,625	15.4	3,307	15.0	303	20.5	15	25.0
Middle-income	11,846	50.2	10,999	49.9	818	55.5	29	48.3
Upper-income	7,466	31.7	7,159	32.5	294	19.9	13	21.7
Unknown-income	2	0.0	1	0.0	1	0.1	0	0.0
Total AA	23,581	100.0	22,046	100.0	1,475	100.0	60	100.0
% of Total Businesses		93.5		6.3		0.3		
2015 Median Family Income			\$71,214	December 2015 Median Housing Value			\$162,615	
2015 HUD Adjusted Median Family Income			\$65,100	2015 Unemployment Rate			3.4%	

EXHIBIT 46 ASSESSMENT AREA DEMOGRAPHICS UTAH COUNTY ASSESSMENT AREA								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	8	6.3	5,695	5.2	1,747	30.7	20,023	18.3
Moderate-income	19	14.8	17,274	15.8	2,509	14.5	20,882	19.0
Middle-income	63	49.2	57,626	52.5	3,391	5.9	25,886	23.6
Upper-income	37	28.9	29,075	26.5	1,279	4.4	42,879	39.1
Unknown-income	1	0.8	0	0.0	0	0.0	0	0.0
Total AA	128	100.0	109,670	100.0	8,926	8.1	109,670	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied		Rental		Vacant		
		#	%	%	#	%	#	%
Low-income	10,601	1,111	1.2	10.5	8,869	83.7	621	5.9
Moderate-income	26,034	11,286	12.0	43.4	13,137	50.5	1,611	6.2
Middle-income	71,554	53,209	56.5	74.4	15,148	21.2	3,197	4.5
Upper-income	34,581	28,536	30.3	82.5	4,324	12.5	1,721	5.0
Total AA	142,770	94,142	100.0	65.9	41,478	29.1	7,150	5.0
Income Categories	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	588	2.8	516	2.7	65	4.2	7	2.3
Moderate-income	3,251	15.4	2,910	15.1	299	19.4	42	13.7
Middle-income	10,582	50.0	9,589	49.6	870	56.5	123	40.1
Upper-income	6,740	31.8	6,300	32.6	305	19.8	135	44.0
Unknown-income	1	0.0	0	0.0	1	0.1	0	0.0
Total AA	21,162	100.0	19,315	100.0	1,540	100.0	307	100.0
% of Total Businesses		91.3		7.3		1.5		
2016 Median Family Income			\$75,222	December 2016 Median Housing Value			\$175,000	
2016 HUD Adjusted Median Family Income			\$64,600	2016 Unemployment Rate			3.2%	

Home Mortgage Lending

EXHIBIT 47 GEOGRAPHIC DISTRIBUTION OF HOME PURCHASE LOANS								
Census Tract	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
Utah County Assessment Area 2013								
Bank Lending	0	0.0	12	13.6	61	69.3	15	17.0
Aggregate Lending	186	1.5	1,173	9.5	7,952	64.2	3,078	24.8
Owner Occupied Housing	1,111	1.2	11,286	12.0	53,209	56.5	28,536	30.3
Utah County Assessment Area 2014								
Bank Lending	0	0.0	5	9.8	38	74.5	8	15.7
Aggregate Lending	183	1.5	1,295	10.4	8,048	64.3	2,985	23.9
Owner Occupied Housing	1,111	1.2	11,286	12.0	53,209	56.5	28,536	30.3
Utah County Assessment Area 2015								
Bank Lending	2	3.3	7	11.7	37	61.7	14	23.3
Aggregate Lending	207	1.3	1,666	10.6	10,182	65.1	3,594	23.0
Owner Occupied Housing	1,111	1.2	11,286	12.0	53,209	56.5	28,536	30.3
Utah County Assessment Area 2016								
Bank Lending	1	1.6	5	8.2	45	73.8	10	16.4
Aggregate Lending	224	1.3	1,793	10.1	11,518	65.1	4,156	23.5
Owner Occupied Housing	1,111	1.2	11,286	12.0	53,209	56.5	28,536	30.3

EXHIBIT 48 GEOGRAPHIC DISTRIBUTION OF HOME REFINANCE LOANS								
Census Tract	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
Utah County Assessment Area 2013								
Bank Lending	0	0.0	3	7.9	24	63.2	11	28.9
Aggregate Lending	214	1.5	1,449	9.8	8,418	57.1	4,654	31.6
Owner Occupied Housing	1,111	1.2	11,286	12.0	53,209	56.5	28,536	30.3
Utah County Assessment Area 2014								
Bank Lending	0	0.0	0	0.0	5	62.5	3	37.5
Aggregate Lending	77	1.2	615	9.4	3,768	57.3	2,113	32.1
Owner Occupied Housing	1,111	1.2	11,286	12.0	53,209	56.5	28,536	30.3
Utah County Assessment Area 2015								
Bank Lending	0	0.0	0	0.0	10	66.7	5	33.3
Aggregate Lending	122	1.1	923	8.1	6,872	60.5	3,442	30.3
Owner Occupied Housing	1,111	1.2	11,286	12.0	53,209	56.5	28,536	30.3
Utah County Assessment Area 2016								
Bank Lending	0	0.0	3	20.0	8	53.3	4	26.7
Aggregate Lending	122	0.9	1,057	7.4	8,527	60.1	4,485	31.6
Owner Occupied Housing	1,111	1.2	11,286	12.0	53,209	56.5	28,536	30.3

EXHIBIT 49 BORROWER DISTRIBUTION OF HOME PURCHASE LOANS								
Borrower Income	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
Utah County Assessment Area 2013								
Bank Lending	1	1.1	40	46.0	23	26.4	23	26.4
Aggregate Lending	616	5.8	2,919	27.6	3,201	30.3	3,831	36.3
Families	20,023	18.3	20,882	19.0	25,886	23.6	42,879	39.1
Utah County Assessment Area 2014								
Bank Lending	10	20.0	10	20.0	11	22.0	19	38.0
Aggregate Lending	575	5.8	2,608	26.1	3,229	32.3	3,570	35.8
Families	20,023	18.3	20,882	19.0	25,886	23.6	42,879	39.1
Utah County Assessment Area 2015								
Bank Lending	4	6.7	20	33.3	20	33.3	16	26.7
Aggregate Lending	753	6.3	3,499	29.4	3,634	30.5	4,022	33.8
Families	20,023	18.3	20,882	19.0	25,886	23.6	42,879	39.1
Utah County Assessment Area 2016								
Bank Lending	2	3.3	22	36.7	21	35.0	15	25.0
Aggregate Lending	676	4.6	3,905	26.7	4,652	31.8	5,415	37.0
Families	20,023	18.3	20,882	19.0	25,886	23.6	42,879	39.1

EXHIBIT 50 BORROWER DISTRIBUTION OF HOME REFINANCE LOANS								
Borrower Income	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
Utah County Assessment Area 2013								
Bank Lending	2	6.7	7	23.3	11	36.7	10	33.3
Aggregate Lending	577	5.2	1,813	16.3	3,095	27.8	5,633	50.7
Families	20,023	18.3	20,882	19.0	25,886	23.6	42,879	39.1
Utah County Assessment Area 2014								
Bank Lending	1	12.5	2	25.0	3	37.5	2	25.0
Aggregate Lending	279	5.4	826	16.0	1,438	27.9	2,615	50.7
Families	20,023	18.3	20,882	19.0	25,886	23.6	42,879	39.1
Utah County Assessment Area 2015								
Bank Lending	1	11.1	2	22.2	3	33.3	3	33.3
Aggregate Lending	318	4.1	1,459	18.7	2,322	29.8	3,697	47.4
Families	20,023	18.3	20,882	19.0	25,886	23.6	42,879	39.1
Utah County Assessment Area 2016								
Bank Lending	0	0.0	4	26.7	7	46.7	4	26.7
Aggregate Lending	390	3.5	1,863	16.9	3,346	30.3	5,447	49.3
Families	20,023	18.3	20,882	19.0	25,886	23.6	42,879	39.1

Small Business Lending

EXHIBIT 51 GEOGRAPHIC DISTRIBUTION OF SMALL BUSINESS LOANS								
Census Tract	Low		Moderate		Middle		Upper	
	#	%	#	%	#	%	#	%
Utah County Assessment Area 2016								
Bank Lending	0	0.0	1	50.0	1	50.0	0	0.0
Aggregate Lending	329	2.2	2,012	13.4	7,510	50.0	5,169	34.4
Business Concentration	588	2.8	3,251	15.4	10,582	50.0	6,740	31.9

EXHIBIT 52 BUSINESS REVENUE DISTRIBUTION OF SMALL BUSINESS LOANS							
Year	Bank Lending #	Lending to Businesses with Revenue <=\$1 Million			Originations Regardless of Revenue Size by Loan Amount		
		Bank Lending (%)	Businesses <=\$1M in Revenue (%)	Aggregate Lending (%)	<=\$100K (%)	> \$100K & <=\$250K (%)	>250K & <=\$1M (%)
2016	2	50.0	91.3	37.7	0.0	50.0	50.0



Complaints

Bank of Utah has not received written comments from the public for the current year nor the two previous calendar years that specifically relate to the bank's performance in helping to meet community credit needs.



2017 HMDA Data

Home Mortgage Disclosure Act Notice

The HMDA data about our residential mortgage lending are available online for review. The data shows geographic distribution of loans and applications; ethnicity, race, sex, age, and income of applicants and borrowers; and information about loan approvals and denials. These data are available online at the Consumer Financial Protection Bureau's Web site (www.consumerfinance.gov/hmda). HMDA data for many other financial institutions are also available at this Web site.