

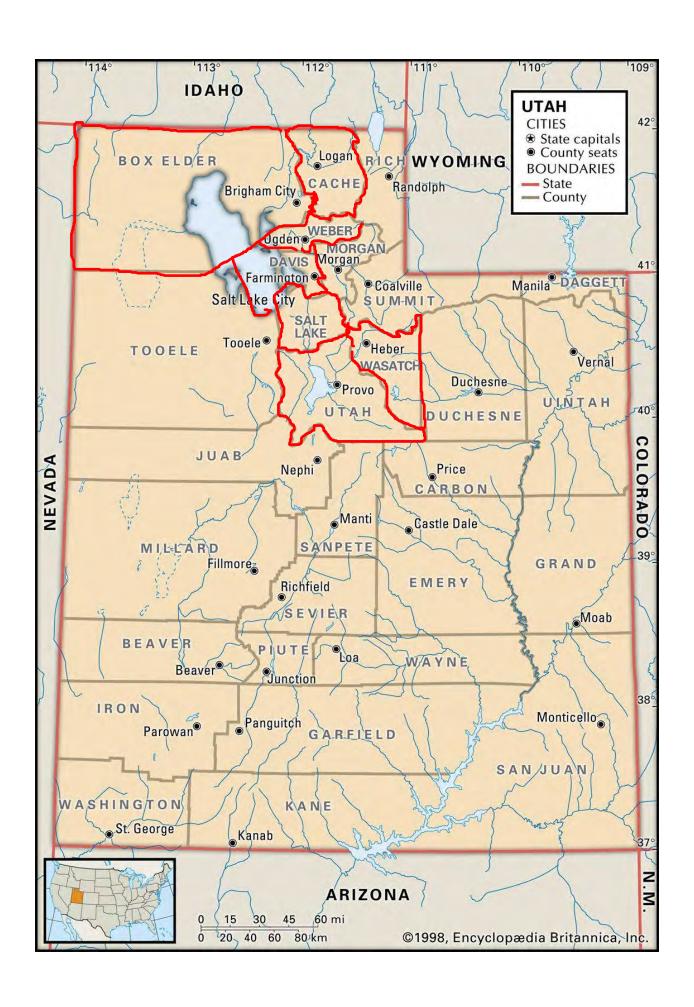


CRA Assessment Area

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.



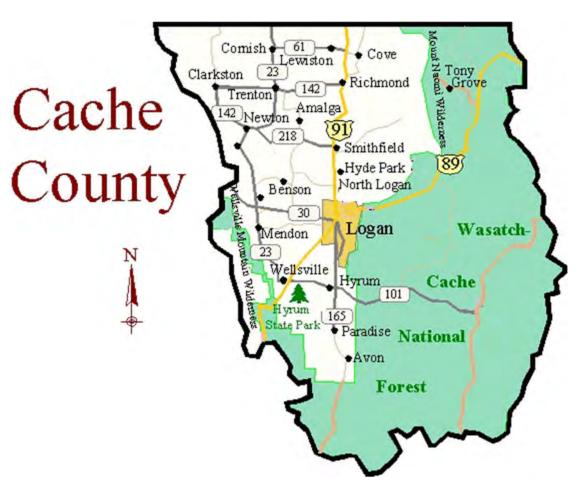


Maps of Bank of Utah's Assessment Area

By County



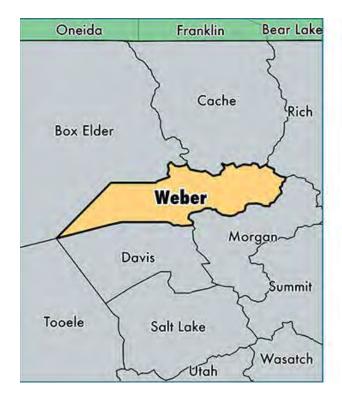


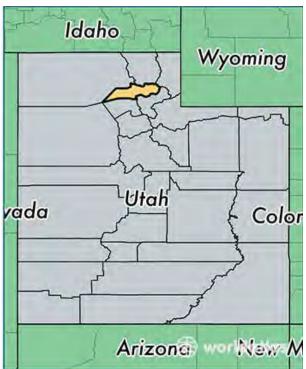


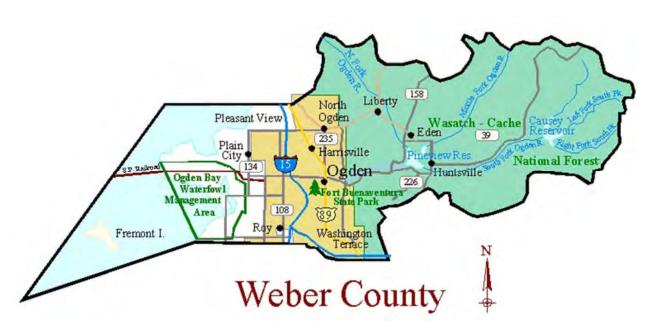


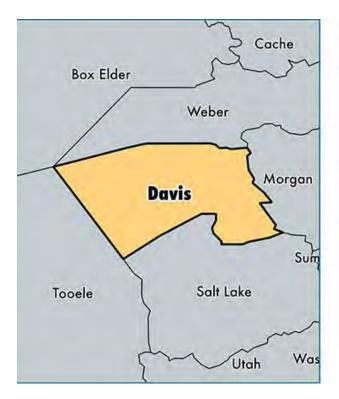




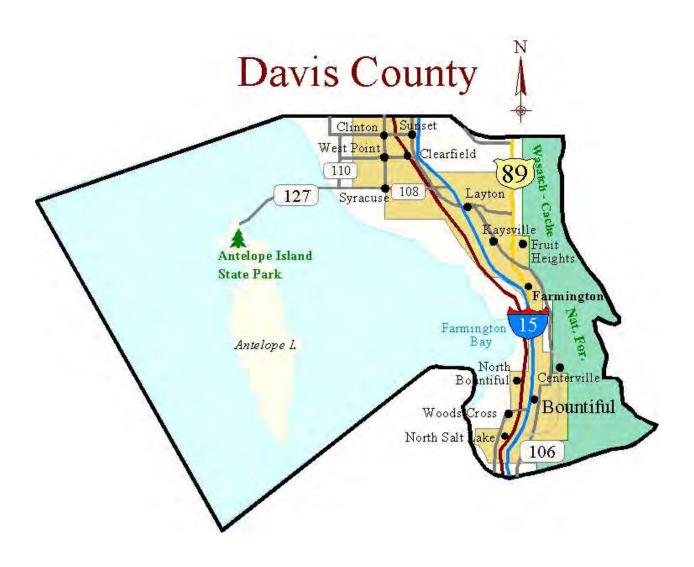




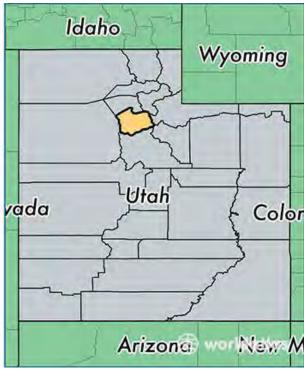




























Matched Address: 2605 WASHINGTON BLVD, OGDEN, UT, 84401 MSA: 36260 - OGDEN-CLEARFIELD, UT State: 49 - UTAH County: 057 - WEBER COUNTY Tract Code: 2011,00

Commencer	Canaria	Donnananhi	ic Information

Tract Income Level	Low
Underserved or Distressed Tract	No
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,200
2019 Estimated Tract Median Family Income	\$36,026
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
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,200
% below Poverty Line	48.73
Tract Median Family Income %	43.30
2010 Tract Median Family Income	\$31,071
2019 Estimated Tract Median Family Income	\$36,026
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	

FFIEC Geocoding/Mapping System -- 2019



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

Matched Address: 5729 S 1900 W, ROY, UT, 84067 MSA: 36260 - OGDEN-CLEARFIELD, UT

2019 Estimated Tract Median Family Income 2010 Tract Median Household Income

State: 49 - UTAH County: 057 - WEBER COUNTY Tract Code: 2107,04

Summary Census Demographic Information Tract Income Level	Middle
Underserved or Distressed Tract	No
2010 FEED F-Ft-4 MOARD MOARD Median	600 00

Underserved or Distressed Tract	No
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,200
2019 Estimated Tract Median Family Income	\$76,286
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

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

Census Population Information

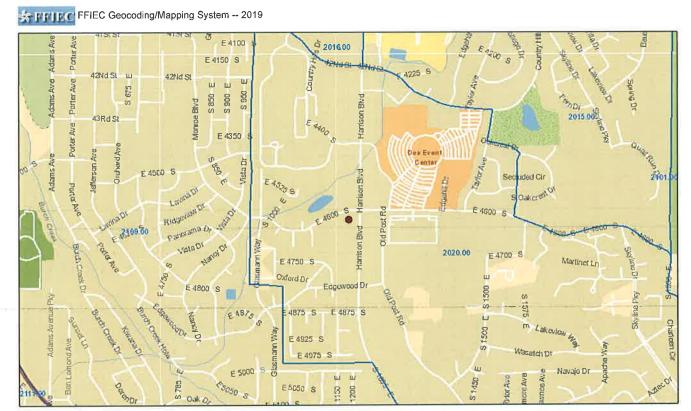
Other/Two or More Races Population

Census Income Information Tract Income Level Middle 2010 MSA/MD/statewide non-MSA/MD Median Family \$71,742 Income 2019 FFIEC Estimated MSA/MD/non-MSA/MD Median \$83,200 Family Income 7.29 % below Poverty Line 91.69 Tract Median Family Income % \$65,784 \$76,286 2010 Tract Median Family Income

\$63,365

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

259



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

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

Tract Income Level	Upper	
Underserved or Distressed Tract	No	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$83,200	
Family Income		
2019 Estimated Tract Median Family Income	\$106,646	
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	

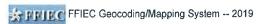
Tract Income Level	Upper
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,200
% below Poverty Line	14.18
Tract Median Family Income %	128.18
2010 Tract Median Family Income	\$91,964
2019 Estimated Tract Median Family Income	\$106,646
2010 Tract Median Household Income	\$78,275

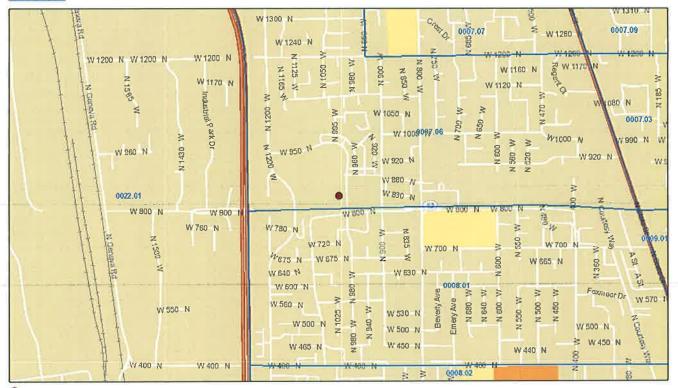
Conque	Population	Information

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	

Concile	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

* FFIEC 2019 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	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$79,600	
Family Income		
2019 Estimated Tract Median Family Income	\$75,238	
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	

Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$67,248
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,600
% below Poverty Line	10,60
Tract Median Family Income %	94.52
2010 Tract Median Family Income	\$63,563
2019 Estimated Tract Median Family Income	\$75,238
2010 Tract Median Household Income	\$58,889

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	

FFIEC Geocoding/Mapping System -- 2019



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

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	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$83,200	
Family Income		
2019 Estimated Tract Median Family Income	\$43,306	
2010 Tract Median Family Income	\$37,348	Π
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	

Tract Income Level	Moderate
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,200
% below Poverty Line	27.15
Tract Median Family Income %	52.05
2010 Tract Median Family Income	\$37,348
2019 Estimated Tract Median Family Income	\$43,306
2010 Tract Median Household Income	\$30,514

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	No. Color	
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

* FFIEC 2019 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 C	ensus Dem	ographic In	formation
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Tract Income Level	Middle	
Underserved or Distressed Tract	No	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,200	
2019 Estimated Tract Median Family Income	\$84,756	
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	

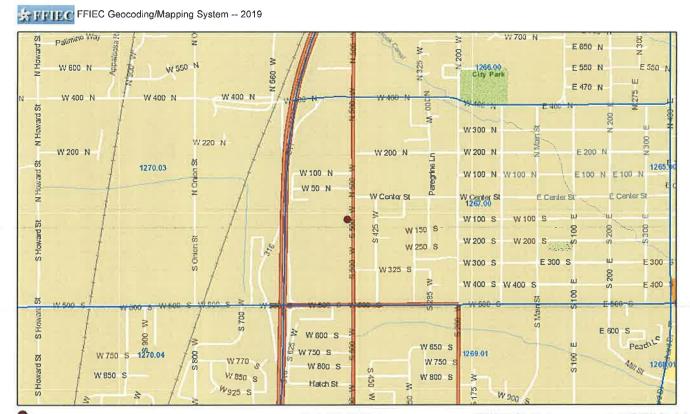
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,200
% below Poverty Line	7.48
Tract Median Family Income %	101.87
2010 Tract Median Family Income	\$73,088
2019 Estimated Tract Median Family Income	\$84,756
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

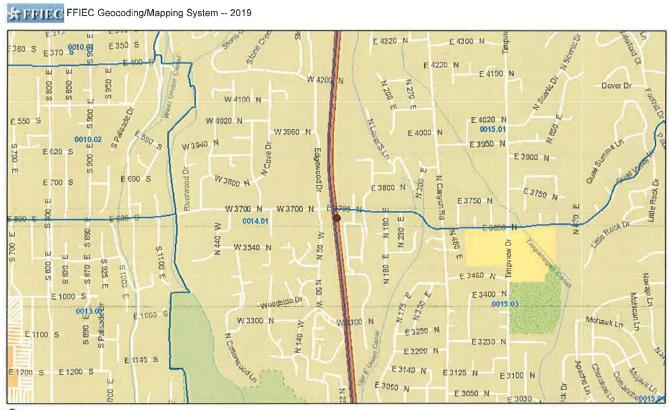
Matched Address: 100 S 500 W, BOUNTIFUL, UT, 84010 MSA: 36260 - OGDEN-CLEARFIELD, UT State: 49 - UTAH County: 011 - DAVIS COUNTY Tract Code: 1267.00

Tract Income Level	Middle	
Underserved or Distressed Tract	No	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,200	
2019 Estimated Tract Median Family Income	\$71,203	
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	

Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,200
% below Poverty Line	9.79
Tract Median Family Income %	85,58
2010 Tract Median Family Income	\$61,402
2019 Estimated Tract Median Family Income	\$71,203
2010 Tract Median Household Income	\$49,429

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

* FFIEC 2019 FFIEC Geocode Census Report

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

Summary Census Demographic Information

Tract Income Level	Upper	
Underserved or Distressed Tract	No	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,600	
2019 Estimated Tract Median Family Income	\$96,213	
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	

Tract Income Level	Upper	
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$67,248	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,600	
% below Poverty Line	8.37	
Tract Median Family Income %	120.87	
2010 Tract Median Family Income	\$81,287	
2019 Estimated Tract Median Family Income	\$96,213	
2010 Tract Median Household Income	\$70,000	

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	
Inside Principal City?	YES	





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



Matched Address: 144 S STATE ST, LINDON, UT, 84042 MSA: 39340 - PROVO-OREM, UT State: 49 - UTAH COUNTY Tract Code: 0006,01

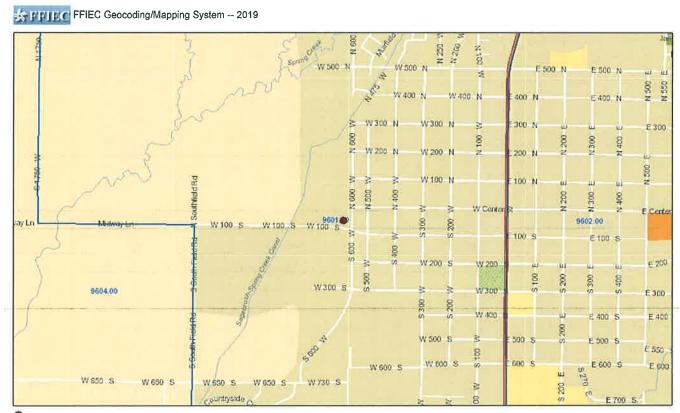
Summary Census Demographic Information	
Tract Income Level	Middle
Underserved or Distressed Tract	No
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$79,600
Family Income	
2019 Estimated Tract Median Family Income	\$92,686
2010 Tract Median Family Income	\$78,304
Tract Median Family Income %	116,44
Tract Population	3323
Tract Minority %	16.70
Tract Minority Population	555
Owner-Occupied Units	639
1- to 4- Family Units	837

Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$67,248
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$79,600
% below Poverty Line	10.11
Tract Median Family Income %	116.44
2010 Tract Median Family Income	\$78,304
2019 Estimated Tract Median Family Income	\$92,686
2010 Tract Median Household Income	\$75,804

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	

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Census	HOUSING	muomauoi

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) || State: 49 - UTAH || County: 051 - WASATCH COUNTY || Tract Code: 9601.00

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

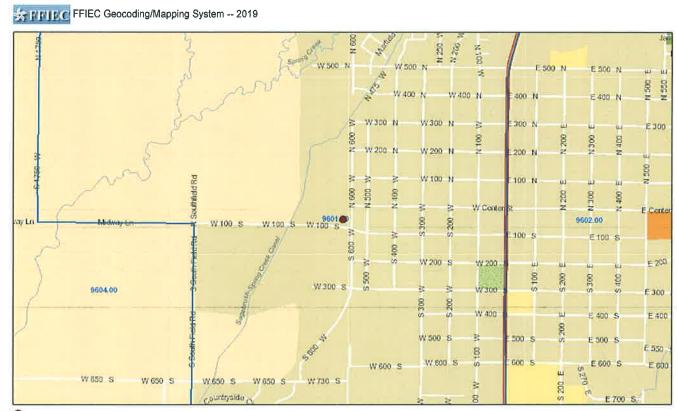
Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$68,800
2019 Estimated Tract Median Family Income	\$67,197
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	\$64,772
Income	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$68,800
Family Income	1741
% below Poverty Line	11.89
Tract Median Family Income %	97.67
2010 Tract Median Family Income	\$63,264
2019 Estimated Tract Median Family Income	\$67,197
2010 Tract Median Household Income	\$55,729

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

** FFIEC 2019 FFIEC Geocode Census Report

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

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$68,800
2019 Estimated Tract Median Family Income	\$67,197
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

Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$64,772
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$68,800
% below Poverty Line	11.89
Tract Median Family Income %	97.67
2010 Tract Median Family Income	\$63,264
2019 Estimated Tract Median Family Income	\$67,197
2010 Tract Median Household Income	\$55,729

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	Hous	ing Ir	ıformat	ion
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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	

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FFIEC Geocoding/Mapping System -- 2019

Matched Address: 50 S 200 E, SALT LAKE CITY, UT, 84111
MSA: 41620 - SALT LAKE CITY, UT || State: 49 - UTAH || County: 035 - SALT LAKE COUNTY || Tract Code: 1140.00

* FFIEC 2019 FFIEC Geocode Census Report

Matched Address: 50 S 200 E, SALT LAKE CITY, UT, 84111 MSA: 41620 - SALT LAKE CITY, UT State: 49 - UTAH County: 035 - SALT LAKE COUNTY Tract Code: 1140.00

Summary Census Demographic Information	
Tract Income Level	Middle
Underserved or Distressed Tract	No
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$81,800
2019 Estimated Tract Median Family Income	\$77,350
2010 Tract Median Family Income	\$67,946
Tract Median Family Income %	94.56
Tract Population	1945
Tract Minority %	23.14
Tract Minority Population	450
Owner-Occupied Units	527
1- to 4- Family Units	269

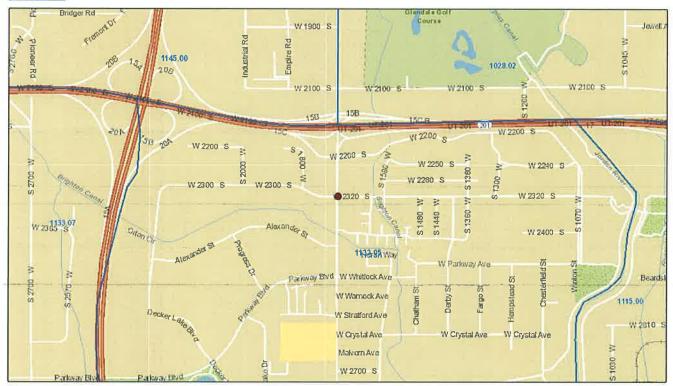
Tract Population	1945
Tract Minority %	23.14
Number of Families	309
Number of Households	1238
Non-Hispanic White Population	1495
Tract Minority Population	450
American Indian Population	67
Asian/Hawaiian/Pacific Islander Population	58
Black Population	33
Hispanic Population	264
Other/Two or More Races Population	28

Census Population Information

Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,849
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$81,800
Family Income	
% below Poverty Line	21.49
Tract Median Family Income %	94.56
2010 Tract Median Family Income	\$67,946
2019 Estimated Tract Median Family Income	\$77,350
2010 Tract Median Household Income	\$50,104

Census Housing Information		
Total Housing Units	1709	
1- to 4- Family Units	269	
Median House Age (Years)	15	
Owner-Occupied Units	527	
Renter Occupied Units	711	
Owner Occupied 1- to 4- Family Units	99	
Inside Principal City?	YES	
Vacant Units	471	

FFIEC Geocoding/Mapping System -- 2019



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

2019 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

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$81,800
2019 Estimated Tract Median Family Income	\$43,526
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

Tract Income Level	Moderate
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,849
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$81,800
% below Poverty Line	28.54
Tract Median Family Income %	53.21
2010 Tract Median Family Income	\$38,235
2019 Estimated Tract Median Family Income	\$43,526
2010 Tract Median Household Income	\$40,686

Concue	Donulation	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

* FPIRC 2019 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	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$81,800	
2019 Estimated Tract Median Family Income	\$80,499	
2010 Tract Median Family Income	\$70,713	
Tract Median Family Income %	98.41	
Tract Population	7070	
Tract Minority %	12.39	
Tract Minority Population	876	Ü
Owner-Occupied Units	1534	
1- to 4- Family Units	2034	

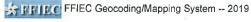
Census Income Information		
Tract Income Level	Middle	
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,849	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$81,800	
% below Poverty Line	4,85	

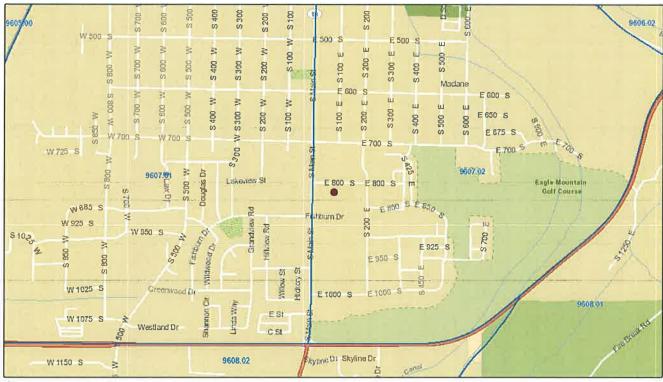
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$81,800	
Family Income	4	
% below Poverty Line	4,85	
Tract Median Family Income %	98.41	
2010 Tract Median Family Income	\$70,713	
2019 Estimated Tract Median Family Income	\$80,499	
2010 Tract Median Household Income	\$70.378	

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

2019 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

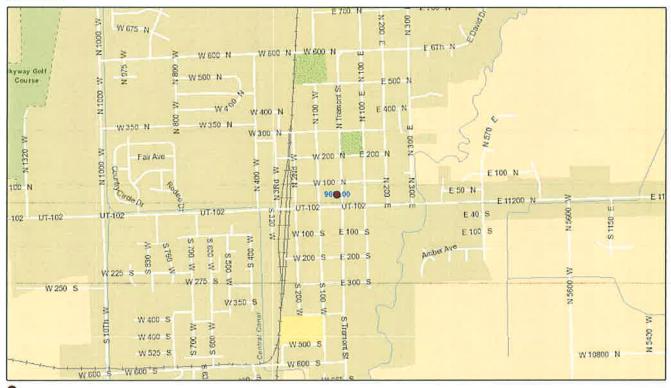
Tract Income Level	Moderate	
Underserved or Distressed Tract	No	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,200	
2019 Estimated Tract Median Family Income	\$59,596	
2010 Tract Median Family Income	\$51,389	
Tract Median Family Income %	71.63	
Tract Population	2452	
Tract Minority %	15.99	
Tract Minority Population	392	
Owner-Occupied Units	472	
1- to 4- Family Units	687	

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	

Tract Income Level	Moderate
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,200
% below Poverty Line	16.72
Tract Median Family Income %	71,63
2010 Tract Median Family Income	\$51,389
2019 Estimated Tract Median Family Income	\$59,596
2010 Tract Median Household Income	\$41,894

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	
Vecant Units	32	

FFIEC Geocoding/Mapping System -- 2019



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

2019 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
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,200
2019 Estimated Tract Median Family Income	\$57,749
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

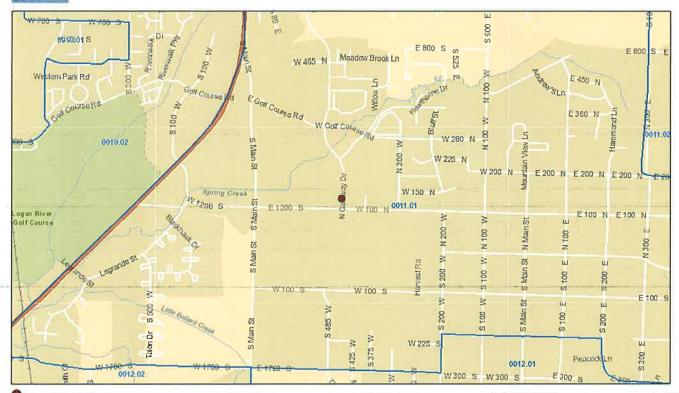
Tract Income Level	Moderate
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$71,742
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,200
% below Poverty Line	14.21
Tract Median Family Income %	69.41
2010 Tract Median Family Income	\$49,798
2019 Estimated Tract Median Family Income	\$57,749
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	

FFIEC Geocoding/Mapping System -- 2019



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

2019 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
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$66,600
Family Income	845
2019 Estimated Tract Median Family Income	\$71,748
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

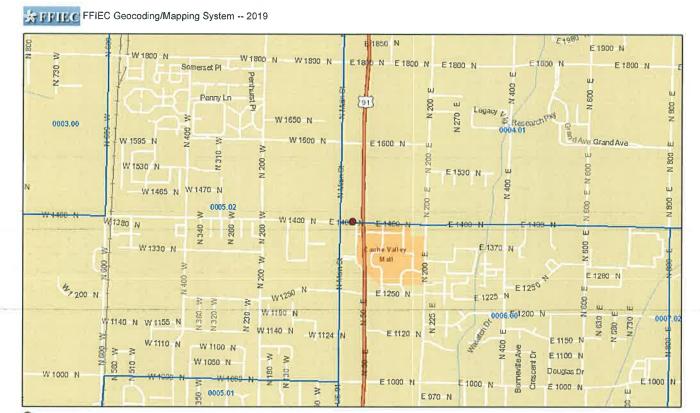
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$59,129
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$66,600
% below Poverty Line	8.19
Tract Median Family Income %	107.73
2010 Tract Median Family Income	\$63,704
2019 Estimated Tract Median Family Income	\$71,748
2010 Tract Median Household Income	\$52,558

Census Population Inf	ormation
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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
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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

2019 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
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$66,600
2019 Estimated Tract Median Family Income	\$64,156
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

Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$59,129
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$66,600
% below Poverty Line	15.76
Tract Median Family Income %	96.33
2010 Tract Median Family Income	\$56,964
2019 Estimated Tract Median Family Income	\$64,156
2010 Tract Median Household Income	\$45,982

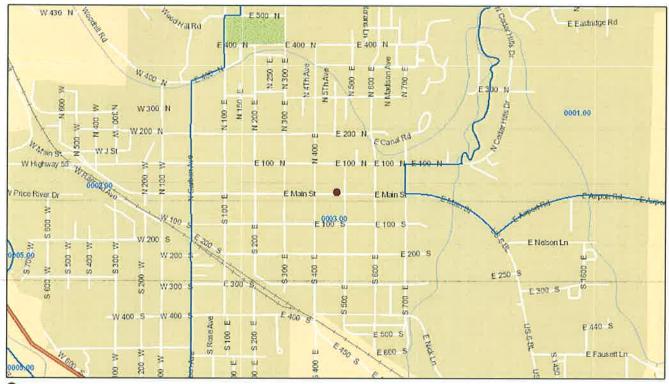
Census Population Information

Inside Principal City? Vacant Units

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	

FFIEC Geocoding/Mapping System -- 2019



2019 FFIEC Geocode Census Report

Matched Address: 475 E MAIN ST, PRICE, UT, 84501 MSA: NA - NA (Outside of MSA) State: 49 - UTAH County: 007 - CARBON COUNTY Tract Code: 0003,00

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$68,800
2019 Estimated Tract Median Family Income	\$50,940
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
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$68,800
% below Poverty Line	26.66
Tract Median Family Income %	74.04
2010 Tract Median Family Income	\$47,963
2019 Estimated Tract Median Family Income	\$50,940
2010 Tract Median Household Income	\$34,650

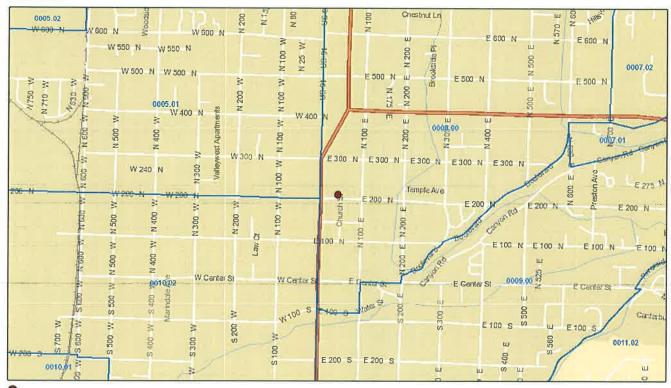
Census Population Information

4405	
24.95	
914	
1596	
3306	
1099	
4	
50	
136	
672	
237	
	24.95 914 1596 3306 1099 4 50 136 672

Census	Housing	Info	ormat	01

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	

FFIEC Geocoding/Mapping System -- 2019



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

* FFIEC 2019 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
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$66,600
2019 Estimated Tract Median Family Income	\$30,343
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
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Tract Income Level	Low	
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$59,129	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$66,600	
% below Poverty Line	45.80	
Tract Median Family Income %	45.56	
2010 Tract Median Family Income	\$26,944	
2019 Estimated Tract Median Family Income	\$30,343	
2010 Tract Median Household Income	\$23,993	

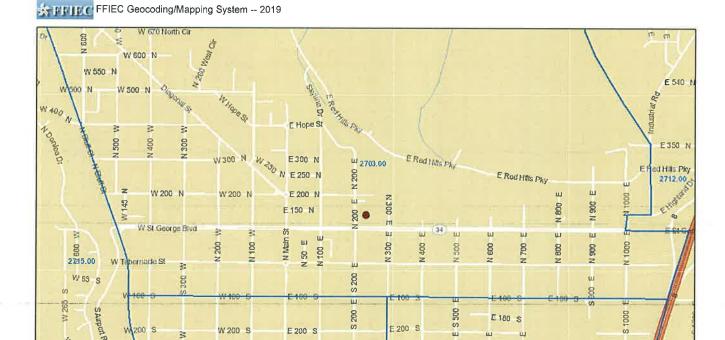
Census Population Information

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	

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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

W300 S

2714.00

E300 S

8300

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

4285 S

2019 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	Demograp	hic	Information
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Tract Income Level	Middle	
Underserved or Distressed Tract	No	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$67,500	
2019 Estimated Tract Median Family Income	\$63,848	
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	
2019 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$67,500	
% below Poverty Line	20.09	
Tract Median Family Income %	94,59	
2010 Tract Median Family Income	\$55,000	
2019 Estimated Tract Median Family Income	\$63,848	
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	



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 Closings and Openings 2019

Branch Closings

Bank of Utah's South Town Mortgage Production Office located at 11075 South State Street Bldg. 2, Sandy, UT 84070 closed effective March 31, 2019

Bank of Utah's Seventh South Office located at 711 South State, Salt Lake City, UT 84111 closed effective May 3, 2019

Bank of Utah's Wealth Management Office that included Corporate Trust Suite 210 and Personal Trust Suite 220 located at 200 E South Temple Salt Lake City, UT 84111 closed effective April 10, 2019

Branch Openings

Bank of Utah's City Creek Banking Center located at 50 South 200 East, Salt Lake City, UT opened for business effective as follows:

- Corporate Trust April 8, 2019
- Personal Trust April 15, 2019
- Lenders and other non-deposit teams April 29, 2019
- Branch Operations May 6, 2019

ATM Additions

Bank of Utah's Provo Office located at 3670 North University, Provo, UT 84604 opened effective May 24, 2019

Bank of Utah's Lindon Office located at 144 South State Street, Lindon, UT 84042 opened effective May 24, 2019

Bank of Utah's Heber Office located at 620 West 100 South, Heber City, UT 84032 opened effective May 24, 2019



Branch Services



Bank of Utah - Services

Personal Checking Accounts

All of our checking accounts come with the following services:

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

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.

<u>iSave – Internet Savings Account</u>

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

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.

<u>Insured Cash Sweep (ISC)</u>

Concerned about ALL your funds being FDIC insured? With and 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



<u>Treasury Management – Business Solutions</u>

The bank has designed a full line of treasury management solutions so you can manage your business online banking and cash management with ease. In addition to your business deposit accounts, keep your business financial operations running smooth with products that will increase your availability of funds, improve efficiency, enhance security and deliver streamlined electronic service.

- <u>Business Online Banking</u> Manage your business banking on your time with our complete online banking service suite which includes online bill pay. Our secure convenient and user friendly environment provides for effortless online banking as well as mobile/remote banking.
- <u>ACH Debit Collecting payments</u> Electronically transfer funds with ACH Debit. Use ACH debit to collect or pull payments from another person or business bank account.
- <u>Positive Pay</u> Upload your daily checks and ACH payments daily to our online banking system to be cross-referenced with account debits. You may choose to receive notifications 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 scanner or mobile device, saving you time and money.
- <u>ACH Credit</u> Electronically transfer funds with ACH Credit. Use ACH Credit for direct deposit payrolls, as well as to make payments.
- <u>Online Wires</u> Manage wires through your business online banking account. Save a trip to the bank by sending wires online.
- Merchant Services Accept debit and credit cards via point of sale (POS) systems, mobile solutions, or online with our gateway solution. Our payment processing systems are as simple or complex as you need with no monthly contracts or minimum processing requirements.
- <u>Payroll Cards</u> 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.
- <u>Sweep Accounts</u> Manage your cash flow between two or more accounts to pay down a line of credit, save money, earn more interest, or both. Open a sweep repurchase account to manage daily sweeps and increase interest earned on operating funds. Protect business 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 24 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
- Pay Bills
- View Statement`
- 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: 801-394-9804Toll 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 (see subsequent options below)	1
Instructions on how to use this system	2
For branch and ATM locations	3
Repeat this menu	9
Customer service representative (during regular business hours)	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 (during regular business hours)	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: 801-409-5074Toll 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.



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 adventurist. 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
- o Campers, and
- Motor homes

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

- Motorcycles
- o ATV's
- o 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 and adjustable- or fixed-rate loan. The adjustable rate can adjust monthly or annually bases 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 low 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 and improve commercial real estate
- Purchase equipment and other capital assets
- Finance working capital needs
- 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, are purchasing or starting 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.



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
- Personal unsecured line of credit up to \$50,000
- 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



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 offering trust services for aircraft related needs, including debt and equity trust services. 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
- Indenture Trust
- Security Trust
- Facility Agent
- 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 multinational customers with transactions with payables or receivables denominated in foreign currency.

We specialize in the following services:

- Foreign Currency Forward Contracts
- Foreign Currency Swap Contracts
- Foreign Banknotes

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
Account Type Statement Savings	Associated Fee \$3 monthly maintenance charge if balance falls below \$200
•	1.5000.000
Statement Savings	\$3 monthly maintenance charge if balance falls below \$200



Bank of Utah Fee Schedul	e
Service	Fee
Account balance assistance	\$10.00 / per hou
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 (returned deposit item)	\$5.00 - each item
Check printing (depends on style and quantity of check ordered)	varies
Collection items (any fees from our processor are also charged to the customer)	\$15.00
Daily overdraft (begins on 2nd business day account is overdrafted)	
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 (no activity for 12 months/DDA and 36 months/Savings)	\$3.00
Early closure (within 90 days of account opening)	\$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 (Non-Customers)	\$5.00 - per signature
Official Checks	12.22
Customer	\$3.00 each
Non-Customer	\$5.00 each
Online banking wire transfers	\$10.00
Outgoing	\$25.00
Foreign	\$25.00 - each item
Overdraft paid item	\$25.00 - each
Photocopies/fax	\$1.00 - each
Safe Deposit Boxes per year (not all sizes available at each branch)	72.00
Key Deposit (returned when 2 keys are treturned to bank)	\$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 - \$200.00

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

CRA Public File 2020



Business Account Fee Schedule



₩ UIA	МП
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 ma	y he offset hy 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;
·	\$0.09 remote
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	·
The daily average balance less uncollected funds equals	
The daily average collected funds less ten percent reserved.	,
The daily average investable balance multiplied by the e	
multiplied by the number of days in the billing cycle, equ	· ·
The earning credit obtained each month offsets the mor	athly activity charges
The tiered earnings credit allowance is calculated based conducted during the concurrent month. Tier levels are	
Business Advantage Checking - (Available to Sole Proprie	etar husinass anku)
	tor business only)
No Monthly Mantenance or Activity Fees	X
Minimum Opening Deposit	\$100
Interst Rate	Tiered
Public Fund Advantage Checking - (Available to any public	ic entity)
No Monthy Maintenance or Activity Fees	X
Minimum Opening Deposit	\$100
Interest Rate	Tiered
Check Writing	Unlimited
-	1

1 CRA Public File - 2020



Non-Profit Advantage Checking - (Available to an			
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 busines			
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 outging 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 thereafte		
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		
nemote deposit per item deposited	Ç0.03		
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		
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	4		
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 services.)	Business Checking Account and at least two other bank		
Minimum opening deposit	\$5,000		
Montly maintenance charge	\$10.00 per minth if balance falls below \$5,000		
Interest rate	Tiered interest with variable rate		
Withdrawal information	Six debits free per month, after six \$1.00 per		
	Little discount - NACA below to the short of a second state of the		
	withdrawal. Withdrawals include pre-authorized,		

CRA Public File - 2020 2



Branch Operations 2020

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

Branch		Address	Address City, State		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 N6	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
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
City Creek	12	50 South 200 East	Salt Lake City, Utah	84111	1140.00
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	80	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 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
St. George	243 East St. George Blvd Suite 110	St. George, Utah	84770	2703.00



Loan to Deposit Ratio

201920182017



2019					
	As of	As of	As of	As of	
	03/31/2019	06/30/2019	09/30/2019	12/31/2019	
Total Adjusted Loans*	1,047,244,063	1,047,137,149	1,071,692,234	1,050,547,999	
Total Deposits	1,168,701,482	1,068,801,040	1,176,178,760	1,155,252,947	
Loan to Deposit Ratio 89.61% 97.97% 91.12% 90.94%					

2018					
	As of	As of	As of	As of	
	03/31/2018	06/30/2018	09/30/2018	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 As of As of As of									
	03/31/2017	06/30/2017	09/30/2017	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%					

^{*}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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Appendix A: Glossary of Terms

Appendix B: Limited-Scope Assessment Area Market Profiles

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 TESTS					
PERFORMANCE LEVELS	LENDING TEST	COMMUNITY DEVELOPMENT TEST				
OUTSTANDING		Total				
SATISFACTORY	X	х				
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 mediumsized 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 businesspurpose 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 LOANS AND LEASES AS OF	Principle of the Control of the Cont	
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.

, i	SMALL BU	SINESS - JAI	EXHIBIT 2 D OUTSIDE THE NUARY 1, 2016 T RY 1, 2013 TO D	о Десемве	R 31, 2016	S		
Inside Outside								
Loan Type	#	%	\$ ('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.

	C	OMMUNITY D	EXHIBIT 3		ITIES			
		inian II		Invest		ar lower		
Assessment Areas	L	oans	Prior Period		Current Period		Services	
	#	\$ ('000s)	#	\$ ('000s)	#	\$ ('000s)	#	Hours
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. Davis and Weber counties have a population of less than 600,000 people combined.

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.

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

5 Ibid.

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

² Ibid.

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.

			Ехни	200	Comment.			
		Assi	SALT LAVE-O		5.70 300 200			
Income Categories	Tract Distribution		Families b	Families by Tract Income		overty % of Tract	Families by Family Incom	
	#	%	#	%	#	%	#	%
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
	Housing			Housin	g Types by Trac	t Income		
Income Categories	Units by	Ow	ner-Occupied		Renter-o	ccupied	V	acant
The second secon	Tract	#	%	%	#	%	#	%
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
				Busin	esses by Tract I	ncome & Re	evenue Size	
Income Categories	Total Businesses by Tract		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reporte	
	#	%	#	%	#	%	#	%
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
Pe	rcentage of Tot	al Businesses	90.1		6.	9		3.0
				Far	ms by Tract Inc	ome & Reve	enue Size	
Income Categories	Total Farm Entities by Tract		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Report	
	#	%	#	%	#	%	#	%
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 o	f Total Farms	98.1		1.	7		0.2
	2013 Median Fa	amily Income ⁶	\$	1111111	December 2013	Median Ho	using Value	\$
	Sal	t Lake County	70,215	Salt Lake County			224,100	
		Davis County	76,888			1	Davis County	212,000
	V	Veber County	62,642			W	eber County	150,000
2013 HUD Adju	usted Median Fa		\$		20:	13 Unemplo	yment Rate ⁹	%
		t Lake County	70,300	2020 2000 1000 1000			4.4	
		Davis County	70,800	Davis County 4.3				4.3
	V	Veber County	70,800			W	eber 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.

		Acci	EXHII		ADDICS			
		Assi	SALT LAKE-O		2513012			
Income Categories	Tract Distribution		Families b	Families by Tract Income		overty 6 of 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
	Housing		15000100	Housin	g Types by Trac	t Income		
Income Categories	Units by	Ow	ner-Occupied		Renter-o	ccupied	V	acant
A COMMISSION TO COMMISSION	Tract	#	%	%	#	%	#	%
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
				Busin	esses by Tract I	ncome & Re	evenue Size	
Income Categories	Total Businesses by Tract		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reporte	
	#	%	#	1 %	#	%	#	%
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
The state of the s	rcentage of Tot		89.4		7.		100000000000000000000000000000000000000	3.1
		The state of the s		Far	ms by Tract Inc	ome & Reve	nue Size	
Income Categories	A COUNTY A COUNTY	Total Farm Entities by Tract		Less Than or Equal to \$1 Million		Greater than \$1 Million		Not Reporte
	#	%	#	1 %	# 1	%	#	%
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
LANGE FIEL		f Total Farms	98.2		1.3		-	0.0
	014 Median Fa		\$		ecember 2014			\$
		t Lake County	71,398		CCCIIIDEI 2014		Lake County	232,900
	.581	Davis County	77,577	-			Davis County	217,610
	4	Veber County	64,435				eber County	157,400
2014 HIID 44:		to the state of th	\$		201		ment Rate ¹³	%
2014 HUD Adju			68,700		201			3.7
Salt Lake County			00,700					
		Davis County	71,300			T	Davis County	3.6

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.

		Acc	EXHIE		Anuse			
		ASS	SALT LAKE-O					
Income Categories	Tract Distribution		Land Control of the C	Families by Tract Income		overty % of 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
	Housing			Housin	g Types by Trac	t Income		
Income Categories	Units by	Ow	ner-Occupied		Renter-o	ccupied	V	acant
	Tract	#	%	1 %	#	%	#	%
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
	330,103	337,021	100.0		esses by Tract I			
Income Categories	Total Businesses by Tract		Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reporte	
	#	%	#	%	#	%	#	%
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
The state of the s	rcentage of Tot	11370	91.6	-	8.	77700		0.3
	Tremage of To	ai businesses	31.0		ms by Tract Inc			0.3
Income Categories	7.20-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-200-0-20	Total Farm Entities by Tract		Less Than or Equal to \$1 Million		Greater than \$1 Million		Not Reporte
	#	%	# #	%	#	%	#	%
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
TOTAL PAR	1454	f Total Farms	97.7	100.0	2.			0.0
	2015 Median Fa		\$	P	ecember 2015			5.U
		t Lake County	72,049	L	recember 2013		Lake County	248,000
	Sai	Davis County	78,367				Davis County	229,000
	100						eber County	170,000
2015 UNIO 4 11		Veber County	65,065		204			101011111
2015 HUD Adju	sted Median Fa		\$		201		ment Rate ¹⁷	\$
	Sal	t Lake County	72,200				3.4	
		Davis County	73,500	-			Davis County	3.4
	V	Veber County	73,500			W	eber 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.

			Ехни	віт 7				
		Assi	ESSMENT AREA	DEMOGR	RAPHICS			
			SALT LAKE-O	GDEN 201	16			
Income Categories	Tract Dis	tribution	Families b Incon	y Tract	Families < P Level as 9 Families by	6 of	Families by Fa	mily 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
	Housing			Housin	g Types by Trac	t Income		
Income Categories	Units by	Ow	ner-Occupied		Renter-o	ccupied	V	acant
The second party and	Tract	#	%	%	#	%	#	%
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
				Busine	esses by Tract I	ncome & Re	evenue Size	
Income Categories	Total Busine	sses by Tract	Less Than or \$1 Mill	and the same of th	Greater than	n \$1 Million	Revenue	Not Reporte
	#	%	#	%	#	%	#	%
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
Pe	rcentage of Tot	al Businesses	89.4	7	9.	4		1.2
	10000	CALLS IN		Fari	ms by Tract inc	ome & Reve	enue Size	
Income Categories	P. 18,1910, F.1.15400	Entities by act	Less Than or \$1 Mill	Equal to	Greater than	E-747-777		Not Reporte
	#	%	#	%	#	%	#	%
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 o	f Total Farms	97.1		2.	9		0.0
	2016 Median Fa		\$	D	ecember 2016	Median Hou	using Value ¹⁹	\$
	The second second second second second	t Lake County			269,900			
		Davis County	85,081				Davis County	255,000
	V	Veber County	74,278	11 4 -			eber County	191,000
2016 HUD Adju			\$		201		ment Rate ²¹	%
		t Lake County	73,800					3.2
	341	Davis County	73,000	Davis County 3.1				
			,000	1				

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 hightech 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.

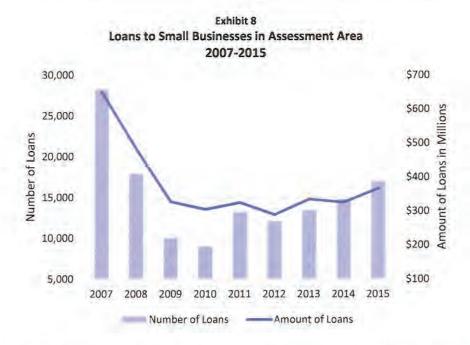
²⁶ Ibid.

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.

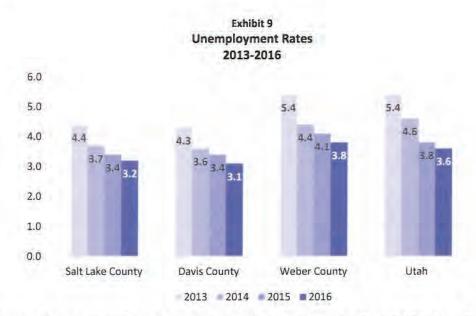
²⁹ Aggregate CRA Small Business data reports available from: http://www.ffiec.gov/crassessment areadweb/national.aspx.

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

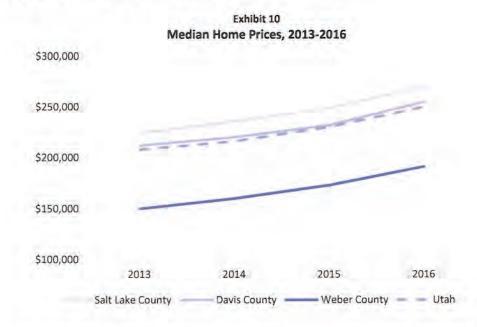


The unemployment rate continued to decline throughout the assessment area, as shown in Exhibit 9 on the following page. In Salt Lake County and Davis County, unemployment rates hovered around 3.1 percent to 3.2 percent while in Weber County that rate was slightly higher at 3.8 percent. Nevertheless, 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.



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. 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.



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.

http://kuer.org/post/housing-and-health-care-obstacles-more-refugees.

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:

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.

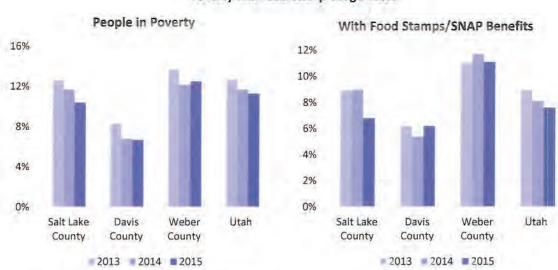


Exhibit 11
Poverty and Food Stamp Usage Rates

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. Of the financing and credit products sought by businesses, 86 percent of applicants applied for either a business loan or line of credit. 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. 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.

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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.

	GEOGRAPH	IIC DISTR	EXHIBIT 12 IBUTION OF I		RCHASE LOAN	IS		
Canada Tanak	Lo	w	Mode	rate	Mide	dle	Upp	er
Census Tract	#	%	#	%	#	%	#	%
	SA	ALT LAKE-O	GDEN ASSESSI	MENT 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
	SA	LT LAKE-O	GDEN ASSESSI	MENT 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
	SA	LT LAKE-O	GDEN ASSESSI	MENT 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
	SA	LT LAKE-O	GDEN ASSESSA	MENT 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

	GEOGRAPH	IIC DISTR	EXHIBIT 13		INANCE LOAI	NS		
Promotica.	Low		Mode	rate	Mide	dle	Upper	
Census Tract	#	%	#	%	#	%	#	%
	S	ALT LAKE-O	GDEN ASSESSI	MENT 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
	S	ALT LAKE-O	GDEN ASSESSI	MENT 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
	SA	ALT LAKE-O	GDEN ASSESSM	MENT 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
	SA	ALT LAKE-O	GDEN ASSESSA	MENT 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.

	GEOGRAPHI	C DISTRIE	EXHIBIT 14 BUTION OF S	MALL BU	SINESS LOAN	NS		
Census Tract	Lo	w	Mode	erate	Mid	dle	Upp	per
Census Tract	#	%	#	%	#	%	#	%
	SALT	LAKE-OG	DEN ASSESSM	ENT 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.

	Borrower	DISTRIBU	EXHIBIT 15	ME PUR	CHASE LOAN	IS		
Borrower Income	Lov	w	Mode	rate	Mid	dle	Upp	er
DOLLOWEL INCOME	#	%	#	%	#	%	#	%
	SAL	LAKE-OGD	EN ASSESSMI	ENT 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-OGD	EN ASSESSME	NT AREA	2014		W-191-1-00	
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-OGD	EN ASSESSME	NT 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-OGD	EN ASSESSME	NT 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

	Borrower	DISTRIBU	EXHIBIT 16 ITION OF HO	ME REFINA	ANCE LOANS				
Borrower Income	Lov	w	Mode	rate	Mid	dle	Uppe	Upper	
Borrower income	#	%	#	%	#	%	#	%	
	SAL	T LAKE-OGD	DEN ASSESSME	NT AREA 2	013				
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	
	SAL	LAKE-OGD	EN ASSESSME	NT AREA 2	014				
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-OGD	EN ASSESSME	NT AREA 20	015				
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-OGD	EN ASSESSME	NT AREA 20	016				
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.

		BUSINESS RE	VENUE DISTRIBU	HIBIT 17 ITION OF SMALL	BUSINESS LO	DANS			
	Pauls	Lending to	Businesses with <=\$1 Million	Revenue Originations Regardless of Revenue Size					
Year	Year Bank Lending # 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/sod/nstBranchRpt.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.

		d'un	Ехніві							
		ASSE	SSMENT AREA CACHE COU		terro conse					
Income Categories	Tract Dis	tribution	Families by	y Tract	Families < P Level as Families by	% of	Families by Incom	dis-		
	#	%	#	%	#	%	#	%		
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		
	Housing			Housing	Types by Tra	ct Income				
Income Categories	Units by	Own	ner-Occupied		Renter-c	occupied				
The second secon	Tract	#	%	%	#	%	#	%		
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		
Totality		73			sses by Tract I	ncome & Re	venue Size			
Income Categories	Total Busi Tra		Less Than o	r Equal	722 68	n \$1 Million	Reven	ue Not orted		
	#	%	#	%	#	%	#	%		
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		
The section of the se	ntage of Tota		91.6		5.	.5	2.	9		
, cree	A. A. S. J. T. T.	Parket III		Farm	s by Tract Inc	ome & Reve	nue Size			
Income Categories	Total Farm Tra	Entities by act	Less Than o	r Equal		n \$1 Million	Reven	ue Not orted		
	#	%	#	%	#	%	#	%		
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		
and the second s	ercentage of		98.2		1	4	0.	4		
	13 Median Fan		\$57,220		cember 2013 N			\$166,02		
2013 HUD Adjuste	the second secon	A REAL PROPERTY AND A RESIDENCE OF THE PARTY AND	\$55,700	1		Unemploym		4.09		

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

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.

		100	Ехнів	нт 19	a de la como			
		Asse	SSMENT ARE	A 4000	and a support			
			CACHE COL	JNTY 2014				
Income Categories	Tract Dis	tribution	Families b	-	Families < P Level as S Families by	% of	Families by Incom	-
	#	%	#	%	#	%	#	%
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
	Housing			Housing	Types by Tra	ct Income		
Income Categories	Units by	Owi	ner-Occupied					
	Tract	#	%	%	#	%	#	%
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
	- 4 - 1 - 5 - 5	American in the		Busine	sses by Tract I	ncome & Re	venue Size	
Income Categories	Total Busi Tra	A COLUMN TO THE POST OF THE PO	Less Than to \$1 M		Greater tha	n \$1 Million	13-55-63	ue Not orted
	#	%	#	%	#	%	#	%
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
Perce	ntage of Total	Businesses	90.9)	6.	2	2	.9
	The same of	C. Charles		Farm	s by Tract Inc	ome & Reve	nue Size	
Income Categories	Total Farm Tra	2007.000.000	Less Than o	or Equal	Greater than	1 × 5 × 5	Reven	ue Not orted
	#	%	#	%	#	%	#	%
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
	ercentage of		98.3		1.	7	0	.0
	14 Median Fan		\$58,374	De	cember 2014 N	/ledian Housir	ng Value ⁵⁰	\$169,94
2014 HUD Adjuste	the same of the sa	the state of the s	\$58,300			Unemployme		3.29

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.

		Assi	EXHIE ESSMENT ARE CACHE COL						
Income Categories	Tract Dis	tribution	Families b		Families < P Level as S Families by	% of	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	
	Housing			Housing	g Types by Tra	ct Income			
Income Categories	Units by	Owi	ner-Occupied		Renter-o	occupied	Va	cant	
The Park Andrew	Tract	#	%	%	#	%	#	%	
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	
	- ER 1921 -	X 5		Busine	sses by Tract I	ncome & Re	venue Size		
Income Categories	Total Busi Tra		Less Than o	or Equal	Greater tha		Reven	ue Not orted	
	#	%	#	%	#	%	#	%	
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	
Percei	ntage of Total	Businesses	92.8	3	6.	6	0	.6	
	BULLETIN	33 3 3 3 3 3 3		Farm	s by Tract Inc	ome & Reve	nue Size		
Income Categories	Total Farm Tra	140000000000000000000000000000000000000	Less Than o		Greater than	n \$1 Million	110	ue Not orted	
	#	%	#	%	#	%	#	%	
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	
Р	ercentage of	Total Farms	97.0)	3.	0	0	.0	
	L5 Median Fam		\$59,288	De	cember 2015 N	Median Housin	ng Value ⁵⁴	\$177,50	
2015 HUD Adjuste			\$57,200	1	2015	Unemployme	nat Data 56	3.19	

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.

		Assi	EXHIBI ESSMENT AREA CACHE COU	DEMOG	W. H. L. P. C.				
Income Categories	Tract Dis	tribution	Families b		Families < P Level as S Families by	% of	Families by Incom	A STATE OF THE STA	
	#	%	#	%	#	%	#	%	
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	
	Housing			Housing	Types by Tra	ct Income			
Income Categories	Units by	Owi	ner-Occupied		Renter-c	ccupied	Va	cant	
March 1997, CASHAGE BY THE	Tract	#	%	%	#	%	#	%	
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	
		Constitution of the same		Busine	sses by Tract I	ncome & Re	venue Size		
Income Categories	Total Busi Tra	nesses by act	Less Than o	r Equal	Greater than		Reven	ue Not orted	
	#	%	#	%	#	%	#	%	
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	
Perce	ntage of Total	Businesses	90.4	7	7.	7	2	.0	
		Action to the second		Farm	s by Tract Inc	ome & Reve	nue Size		
Income Categories	Total Farm Tra	-91-11-11-11-11-11-11-11-11-11-11-11-11-	Less Than o to \$1 Mi		Greater than	n \$1 Million	1170,000,000	ue Not orted	
	#	%	#	%	#	%	#	%	
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	
P	ercentage of	Total Farms	95.7		4.	3	0	.0	
	16 Median Fam		\$63,338	De	cember 2016 N	1edian Housir	ng Value ⁵⁸	\$193,00	
2016 HUD Adjuste	2016 HUD Adjusted Median Family Income ⁵⁹		\$57,700		2016	Unemployme	ent Rate ⁶⁰	3.19	

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.

http://data.bls.gov/cgi-bin/dsrv?la.

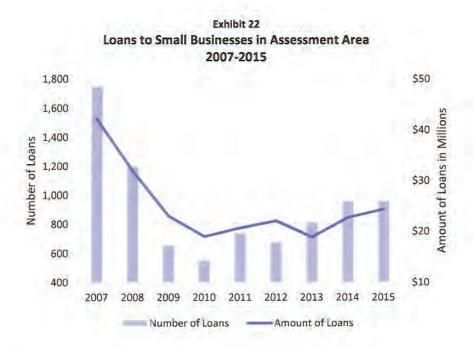
⁵⁹ U.S. Department of Housing and Urban Development, Adjusted Median Family Income; available from: http://www.huduser.org/portal/datasets/il/il14/index.html.

60 U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics by County; available from:

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. 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. 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. 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.

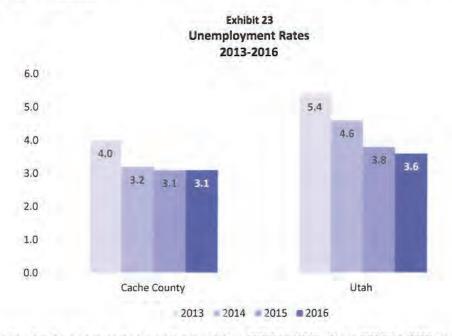


⁶¹ Cache County Overview: Data USA; available from: https://datausa.io/profile/geo/cache-county-ut/#intro.

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/.

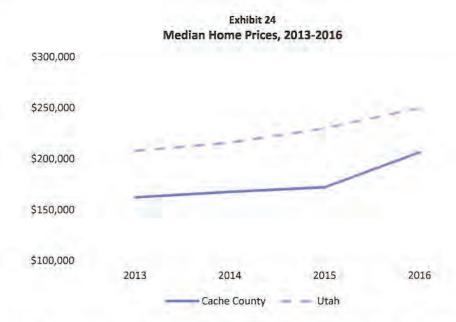
As shown in Exhibit 23 below, the unemployment rate remained at 3.1 percent, same as the year before. ⁶⁴ This is consistent with healthy economic trends, such as a slowly expanding local economy in Cache County and overall growth in the number of jobs produced throughout the state. However, despite these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



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

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

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



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/.

People in Poverty With Food Stamps/SNAP Benefits 20% 10% 8% 15% 6% 10% 4% 5% 2% 0% 0% Cache County Utah Cache County Utah ■2013 ■2014 ■2015 2013 2014 2015

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.

	GEOGRAF	HIC DISTRI	EXHIBIT 26	THE REAL PROPERTY.	RCHASE LOAI	NS		
**************************************	1	ow	Moderate Middle		Upper			
Census Tract	#	%	#	%	#	%	#	%
		CACHE COU	NTY ASSESSM	ENT AREA 2	013			
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 COU	NTY ASSESSM	ENT AREA 2	014			
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 COU	NTY ASSESSM	ENT AREA 2	015			
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 COU	NTY ASSESSM	ENT AREA 2	016			
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

	GEOGRAP	HIC DISTRI	EXHIBIT 27 BUTION OF I		INANCE LOA	NS		
Census Tract	Low		Moderate		Mid	dle	Upp	er
census tract	#	%	#	%	#	%	#	%
		CACHE COU	NTY ASSESSM	ENT AREA 2	013			
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 COU	NTY ASSESSM	ENT AREA 2	014			
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 COU	NTY ASSESSM	ENT AREA 2	015			
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 COU	NTY ASSESSM	ENT AREA 2	016			
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.

	Borrowi	R DISTRIB	EXHIBIT 28 UTION OF H	OME PURC	HASE LOAN	s		
Similar Cities	Low		Moderate		Mid	ldle	Upp	er
Borrower Income	#	%	#	%	#	%	#	%
		Cache Cour	nty Assessmi	NT AREA 20	013			
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 Cour	nty Assessmi	NT AREA 20	014			
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
		ache Cour	ity Assessmi	NT AREA 20	015			
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
		ache Cour	ty Assessme	NT AREA 20	016			
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

	Borrowi	R DISTRIB	EXHIBIT 29 UTION OF H	OME PURC	HASE LOAN	s		
Balancia	Low		Moderate		Mid	dle	Upper	
Borrower Income	#	%	#	%	#	%	#	%
	(Cache Cour	nty Assessmi	NT AREA 2	013			
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 Cour	nty Assessmi	NT AREA 2	014			
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 Cour	nty Assessme	NT AREA 20	015			
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
	- (ache Cour	nty Assessme	NT AREA 20	016			
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.

LIMITE	EXHIBIT 32 ED-SCOPE ASSESSMENT AREA CO	NCLUSIONS
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
 - 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

			Ехнівіт	33						
		ASSES	SMENT AREA	DEMOGR	APHICS					
		Box E	LDER COUNTY A	SSESSMENT	AREA					
Income Categories	Tract Distribution		Families by Tract Income		Level as %	Families < Poverty Level as % of Families by Tract		by Family come		
	#	%	#	%	#	%	#	%		
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		
	Housing			Hous	using Types by Tract					
Income Categories	Units by	Units by O		1	Rental		Vacant			
	Tract	#	%	%	#	%	#	%		
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		
	Total Busi	nossos hu		Busir	esses by Trac	t & Revenue	Size			
Income Categories	Tra	Calculation of the		Less Than or Equal to \$1 Million		Greater than \$1 Million		ue Not orted		
	#	%	#	%	#	%	#	%		
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		
201	3 Median Fam	ily Income	\$62,898	Dec	ember 2013 I	Median Hous	ing Value	\$150,00		
2013 HUD Adjusted	d Median Fam	ily Income	\$64,300		2013	3 Unemploym	ent Rate	4.79		

		9 45 55	SMENT ARE		manage and a second			
		Box	ELDER COUNTY	Y ASSESSMEN	IT 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
	- Maria - Maria			Hou	ising Types b	y Tract		
Income Categories	Housing Units by	C	wner-Occupi	wner-Occupied		Rental		cant
income categories	Tract	#	%	%	#	%	#	%
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
		Esta lota	b = 10 1 = 10	Busin	nesses by Tra	ct & Revenu	e Size	
Income Categories	Total Busin	the second second	Less Than o	The second secon	Greater Mill		Revenue No	t 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 B	usinesses	91.	.0	4.	9	4.1	
2014	Median Fami	ly Income	\$63,804	D	ecember 201	4 Median Ho	ousing Value	\$150,000
2014 HUD Adjusted	Median Fami	ly Income	\$63,400		20	014 Unemplo	yment Rate	3.9%

		Accress	EXHIBIT 3	Service .	cc				
			ER COUNTY AS	dring double	1,000				
Income Categories	Tract Distribution		the same below to the same of	Families by Tract Income		Families < Poverty Level as % of Families by Tract		by Family ome	
	#	%	#	%	#	%	#	%	
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	
	Housing			Housin	ng Types by	Tract			
Income Categories	Units by	0	wner-Occupied		Rental		Vacant		
	Tract	#	%	%	#	%	#	%	
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	
	Total Busin		Businesses by Tract & Revenue Size						
Income Categories	Tra	The second secon	The second secon	Less Than or Equal to \$1 Million		Greater than \$1 Million		ue Not orted	
	#	%	#	%	#	%	#	%	
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 B	lusinesses	93.	0	5.0	5	1	.3	
2015 Median Family Income			\$62,043	Decer	nber 2015 N	1edian Hou	sing Value	\$162,61	
2015 HUD Adjuste	d Median Fam	ily Income	\$65,100		2015	Unemploy	ment Rate	3.79	

			EXHIBIT:	DEMOGRAF	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Income Categories	Tract Distribution		Families	Families by Tract Income		Families < Poverty Level as % of Families by Tract		by Family
	#	%	#	%	#	%	#	%
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
	Housing	- Corporation		Hous	sing Types by	Tract	V 40111	
Income Categories	Units by	0	wner-Occupie	wner-Occupied		Rental		cant
	Tract	#	%	%	#	%	#	%
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
	1400000	Contract of		Busir	nesses by Tract & Revenue Size			
Income Categories	Total Busin	Daniel Co.	Less Than o	A STATE OF THE REAL PROPERTY.	Greater than \$1 Million		Revenue Not Report	
	#	%	#	%	#	%	#	%
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
2	016 Median Fan	nily Income	\$62,562	Dec	cember 2016	Median Hou	ising Value	\$175,000
2016 HUD Adjus	ted Median Fan	nily Income	\$64,600			16 Unemploy		3.5%

Home Mortgage Lending

	GEOGRA	APHIC DISTR	EXHIBIT S		JRCHASE LOA	INS		
1.00	Low		Mode	erate	Mid	dle	Upp	er
Census Tract	#	%	#	%	#	%	#	%
		Box Elder	COUNTY Asses	sment 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 Asses	sment 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 Asses	sment 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 Assess	sment 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

	GEOGRA	PHIC DISTR	EXHIBIT:	Day Land	FINANCE LO	ANS		
	Low		Moderate		Mid	dle	Upper	
Census Tract	#	%	#	%	#	%	#	%
		BOX ELDER	COUNTY Asses	sment 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 Asses	sment 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 Asses	sment 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 Asses	sment 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

	Borrowe	R DISTRIB	EXHIBIT 39 UTION OF H	OME PURC	HASE LOANS	s			
N.C. Control of the Park	Lo	w	Mode	erate	Mid	dle	Upp	per	
Borrower Income	#	%	#	%	#	%	#	%	
		ox Elder Co	unty Assessn	nent Area 20	013				
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	
	E	ox Elder Co	unty Assessn	ent Area 20	014				
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	
	E	ox Elder Co	unty Assessn	ent Area 20	015				
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	
	В	ox Elder Co	unty Assessn	ent Area 20	016				
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	

	Borrowe	R DISTRIBI	EXHIBIT 40	OME REFIN	ANCE LOAN	s		
Borrower Income	Lo	w	Mode	erate	Mid	dle	Upp	er
Borrower Income	#	%	#	%	#	%	#	%
	E	ox Elder Co	unty Assessn	nent Area 20	013			
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
	E	ox Elder Co	unty Assessn	nent Area 20	014			
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
	E	ox Elder Co	unty Assessn	nent Area 20	015			
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
	В	ox Elder Co	unty Assessn	nent Area 20	016			
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

	GEOGRAPH	IC DISTRIBU	EXHIBIT 41 ITION OF SI	MALL BUSII	NESS LOANS			
Census Tract	L	w	Moderate		Middle		Upper	
Census Tract	#	%	#	%	#	%	#	%
F-5.2	Во	X ELDER COUN	ITY Assessme	ent Area 201	.6			
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

		Business Rev	EX ENUE DISTRIBU	HIBIT 42 ITION OF SMALI	BUSINESS LO	DANS	
	Bank	Lending to	Businesses with <=\$1 Million	Revenue	Origination	Regardless of Re Loan Amount	venue Size by
Year	Lending #	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

			Ехнівіт 4	13				
		ASSESSI	MENT AREA	DEMOGRA	PHICS			
		UTAH	COUNTY ASSE	SSMENT AR	EA			
Income Categories	Tract Dis	tribution	Families b	Contract of the Contract of th	Level as %	< Poverty of Families Tract	Families by Fam	
	#	%	#	%	#	%	#	%
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
	Housing			Housi	ng Types by	Tract		
Income Categories	Units by	0	wner-Occupie	d	Re	ntal	Vac	ant
20.20.20.20.20.20.20.20	Tract	#	%	%	#	%	#	%
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
	Total Busi	noccor by		Busine	esses by Trac	t & Revenue	Size	
Income Categories	Tra	Control of the second	Less Than or \$1 Mil	1.29	Greater Mill	The second secon	Revenu Repor	100000000000000000000000000000000000000
	#	%	#	%	#	%	#	%
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 I	Businesses	92.0	0	5.1)
201	2013 Median Family Income		\$66,223	Dec	ember 2013	Median Hous	ing Value	\$150,000
2013 HUD Adjuste	2013 HUD Adjusted Median Family Income		\$64,300	2013 Unemployment Rate				4.4%

		1,425,000	EXHIBIT A MENT AREA I	DEMOGRA	0.000 0.70			
Income Categories	Tract Dis	9253	Families I	by Tract	Families Level as %	< Poverty of Families Tract	Families by Fam 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
	Housing			Housi	ng Types by	Tract	1 - 1 - 10	11-
Income Categories	Units by	0	wner-Occupie	d	Rei	ntal	Vac	ant
The state of the s	Tract	#	%	%	#	%	#	%
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
	Transferred	a constanting		Busine	esses by Trac	t & Revenue	Size	
Income Categories	Total Busi Tra		Less Than o \$1 Mil		Greater Mill	and the same of th	Revenu	4/124
	#	%	#	%	#	%	#	%
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 I	Businesses	91.	2	5.	8	3.0)
201	2014 Median Family Income		\$67,206	Dec	ember 2014	Median Hous	ing Value	\$1.50,000
2014 HUD Adjuste			\$63,400					

EXHIBIT 45 ASSESSMENT AREA DEMOGRAPHICS **UTAH COUNTY ASSESSMENT AREA** Families < Poverty Families by Family **Families by Tract Tract Distribution** Level as % of Families Income Categories Income Income by Tract # # % % % # % 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 37 28.9 29,075 26.5 1,279 4.4 42,879 39.1 Upper-income Unknown-income 0.0 0.0 1 0.8 0.0 0 0 0 Total AA 128 100.0 109,670 100.0 8,926 8.1 109,670 100.0 **Housing Types by Tract** Housing **Income Categories** Units by Owner-Occupied Vacant Tract # # % # % % 1,111 10,601 1.2 10.5 8,869 83.7 621 5.9 Low-income 26,034 11,286 12.0 Moderate-income 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 **Businesses by Tract & Revenue Size** Total Businesses by Revenue Not Less Than or Equal to Greater than \$1 **Income Categories** Tract \$1 Million Million Reported # % # Low-income 642 2.7 580 2.6 59 4.0 5.0 3 Moderate-income 3,625 15.4 3,307 15.0 303 20.5 15 25.0 Middle-income 11,846 10,999 49.9 29 48.3 50.2 818 55.5 7,159 294 21.7 Upper-income 7,466 31.7 32.5 19.9 13 Unknown-income 0.0 0.0 0.1 0 0.0 2 1 1 23,581 22,046 1,475 Total AA 100.0 100.0 100.0 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%

		Assessi	EXHIBIT A		PHICS				
		UTAH	COUNTY ASSE	SSMENT ARI	EA				
Income Categories	Tract Dis	tribution	Families b		Level as %	< Poverty of Families Tract		by Family ome	
	#	%	#	%	#	%	#	%	
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	
	Housing			Housi	ng Types by	Tract			
Income Categories	Units by	0	wner-Occupie	d	Re	ntal	Va	cant	
	Tract	#	%	%	#	%	#	%	
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	
	Total Duel	in the		Busine	esses by Trac	t & Revenue	Size		
Income Categories	Total Busi Tra	AND THE PARTY OF T	Less Than or \$1 Mil		Greater Mil	than \$1 lion	Reven	ue Not orted	
	#	%	#	%	#	%	#	%	
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			3	7.	3	1.	5	
201	2016 Median Family Income		\$75,222	Dec	ember 2016	Median Hous	ing Value	\$175,000	
2016 HUD Adjuste	2016 HUD Adjusted Median Family Income		\$64,600		201	6 Unemployment Rate			

Home Mortgage Lending

	GEOGRAPHI	C DISTRIB	EXHIBIT 47 UTION OF H	OME PUR	CHASE LOA	NS		
2.000.400.0	Lo	w	Mode	Moderate Middle		Upp	per	
Census Tract	#	%	#	%	#	%	#	%
		Utah Coun	ty Assessmer	nt Area 201	13			
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 Coun	ty Assessmer	nt Area 201	14			
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 Coun	ty Assessmer	t Area 201	15			
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 Coun	ty Assessmer	t Area 201	16			
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

	GEOGRAPHIC	DISTRIB	EXHIBIT 48 UTION OF H	оме Refi	NANCE LOA	NS		
Quincializa	Lo	w	Mode	erate	Mid	ldle	Upp	per
Census Tract	#	%	#	%	#	%	#	%
		Utah Coun	ty Assessmer	nt Area 201	13			
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 Coun	ty Assessmer	t Area 201	14			
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 Coun	ty Assessmer	t Area 201	15			
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
		Jtah Coun	ty Assessmer	t Area 201	16			
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

	Borrower	DISTRIBU	EXHIBIT 49 JTION OF H	OME PUR	CHASE LOAN	ıs			
Danis and la serve	Lo	w	Mode	erate	Mid	dle	Upp	Upper	
Borrower Income	#	%	#	%	#	%	#	%	
		Utah Coun	ty Assessmer	nt Area 201	13				
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	
		Jtah Coun	ty Assessmer	nt Area 201	14				
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	
		Jtah Coun	ty Assessmer	t Area 201	5				
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	
		Jtah Count	ty Assessmen	t Area 201	.6				
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	

	BORROWER	DISTRIBU	EXHIBIT 50	OME REFI	NANCE LOAI	NS		
Danier Lance	Lo	w	Mode	Moderate Middle		dle	Upp	per
Borrower Income	#	%	#	%	#	%	#	%
		Utah Coun	ty Assessmer	nt Area 20:	13			
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 Coun	ty Assessmer	nt Area 201	14			
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
	ì	Utah Coun	ty Assessmer	nt Area 201	15			
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
	i	Jtah Coun	ty Assessmen	t Area 201	16			
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

	GEOGRAPHI	C DISTRIB	EXHIBIT 51 UTION OF S	MALL BU	SINESS LOAI	VS		
Census Tract	Lo	w	Mode	erate	Mid	dle	Upper	
Census Tract	#	%	#	%	#	%	#	%
		Utah Coun	ty Assessme	nt Area 201	16			
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

		Business Rev	Exi ENUE DISTRIBU	HIBIT 52 ITION OF SMALL	BUSINESS LO	DANS	
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.



2019 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.gove/hmda). HMDA data for many other financial institutions are also available at this Web site.