



## **CRA Assessment Area**

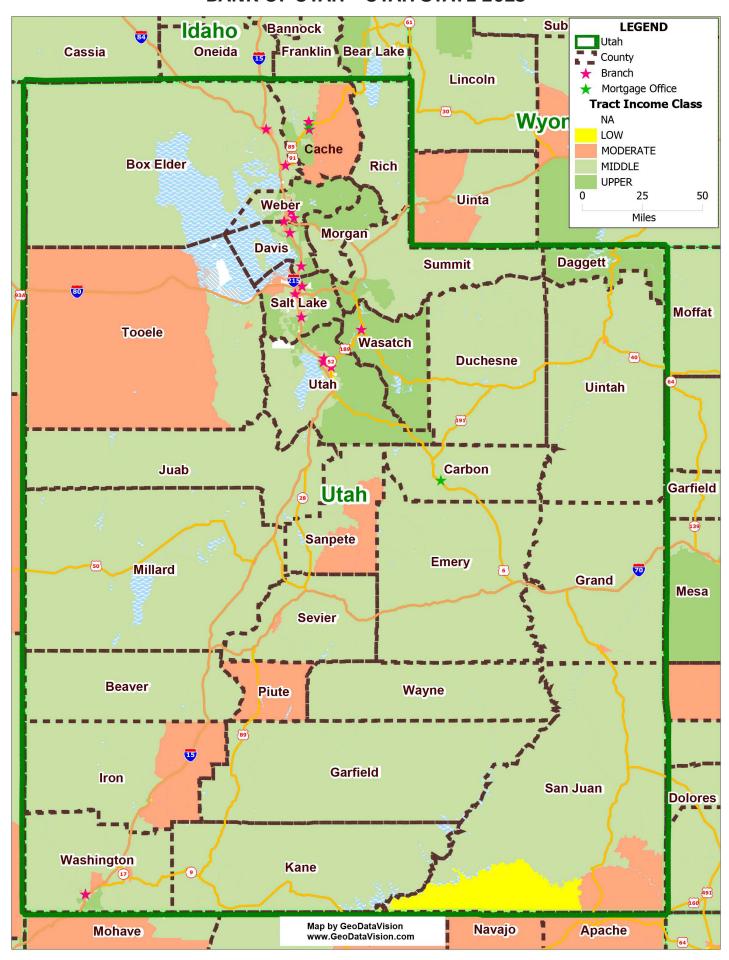
For purposes of evaluating the Bank's performance under the Community Reinvestment Act, the Bank describes its "assessment area" as any county in the State of Utah where the Bank maintains a full service operating branch. In September of 2021, the Bank opened a new full service operating branch in St. George, Utah. This full service branch is located in Washington County and is a new addition to the Bank's CRA assessment area.

# The Bank's assessment area includes the following whole counties which are part of the following MSA's:

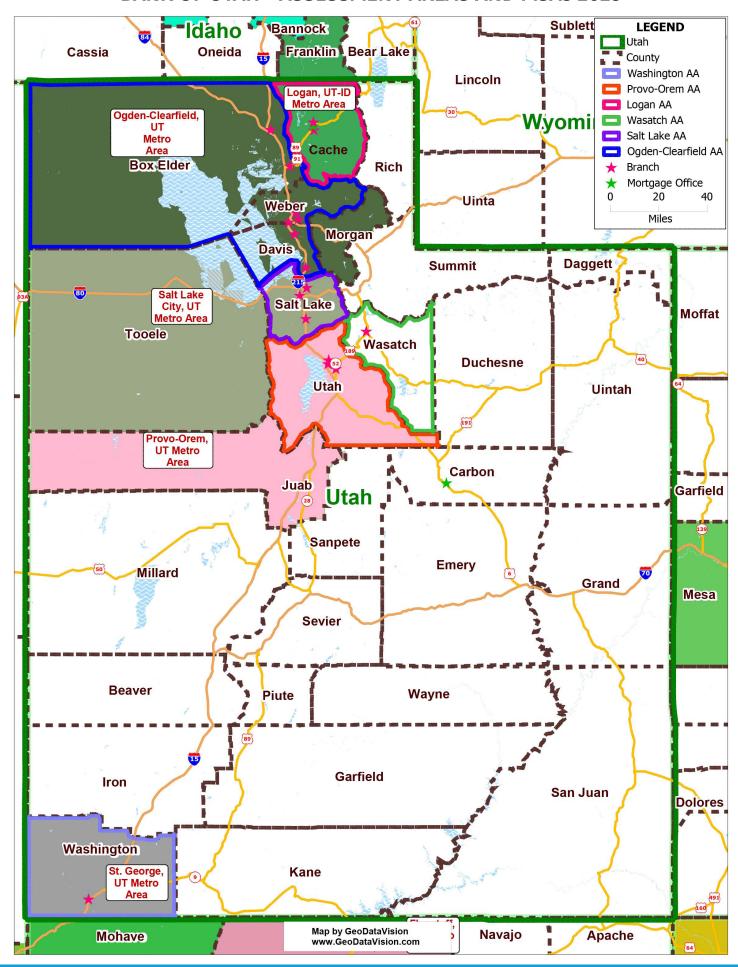
County	MSA
Cache	Logan, UT-ID
Box Elder	Ogden-Clearfield, UT
Weber	Ogden-Clearfield, UT
Davis	Ogden-Clearfield, UT
Salt Lake	Salt Lake City, UT
Utah	Provo-Orem, UT
Wasatch	NA/(outside of MSA/MD)
Washington	St George, UT

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

# **BANK OF UTAH - UTAH STATE 2023**



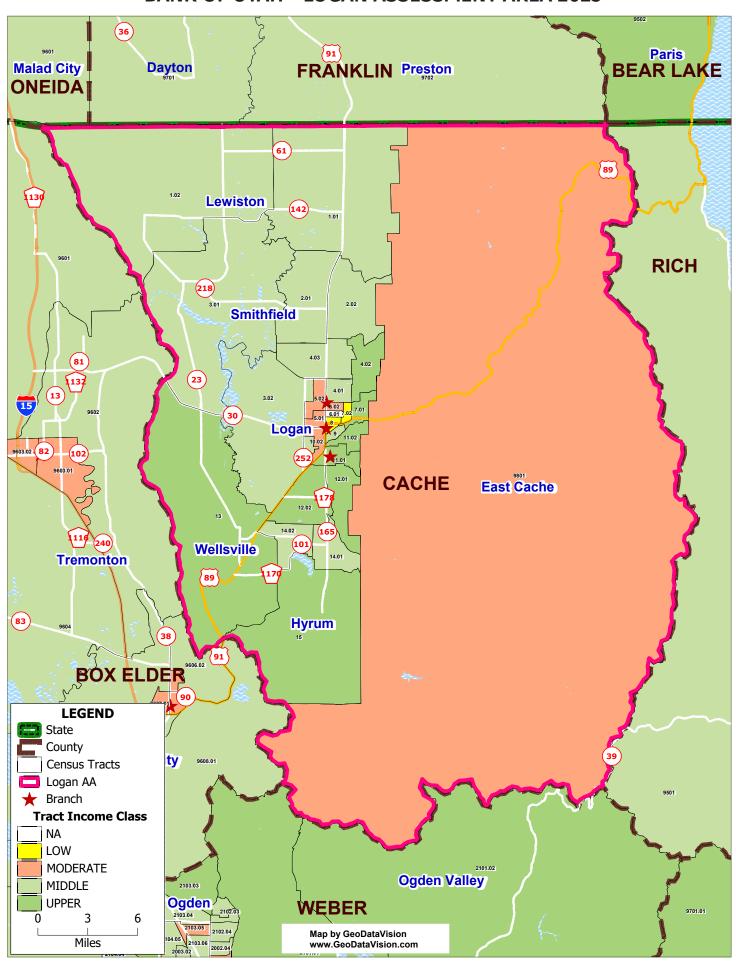
## **BANK OF UTAH - ASSESSMENT AREAS AND MSAs 2023**



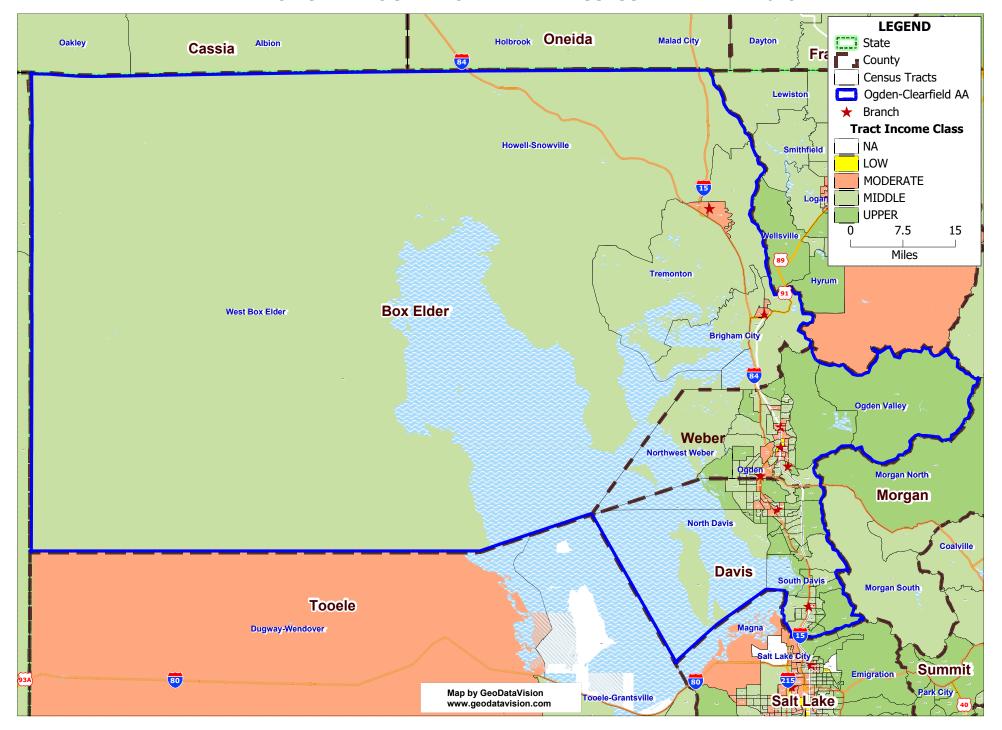


# Maps of Bank of Utah's Assessment Area By County

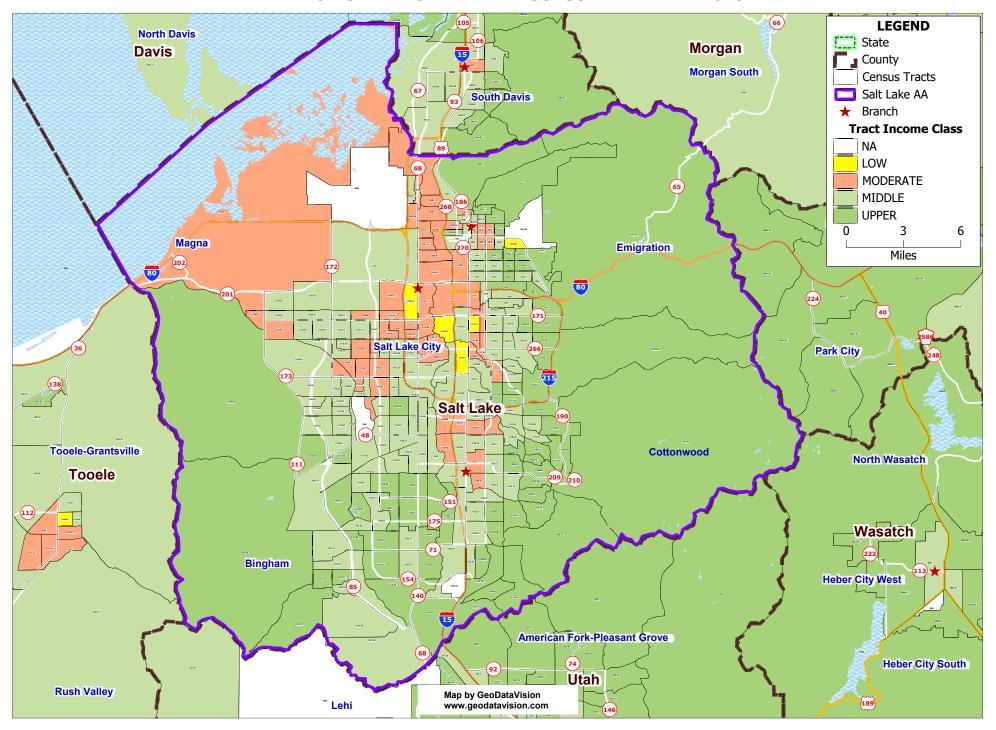
## **BANK OF UTAH - LOGAN ASSESSMENT AREA 2023**



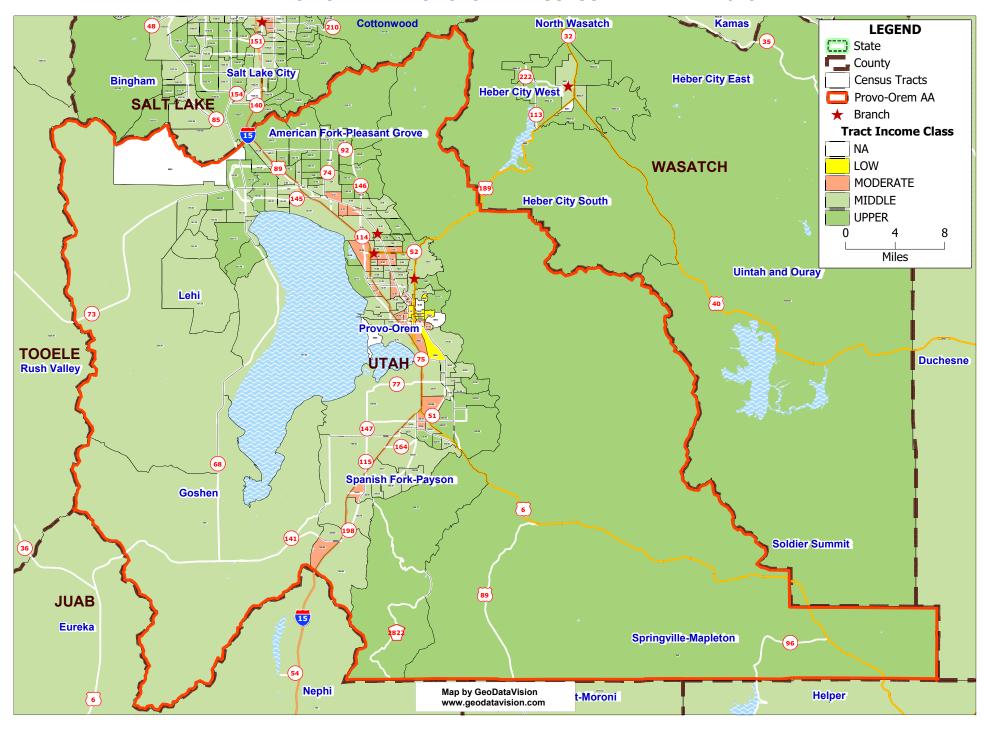
## BANK OF UTAH - OGDEN-CLEARFIELD ASSESSMENT AREA 2023



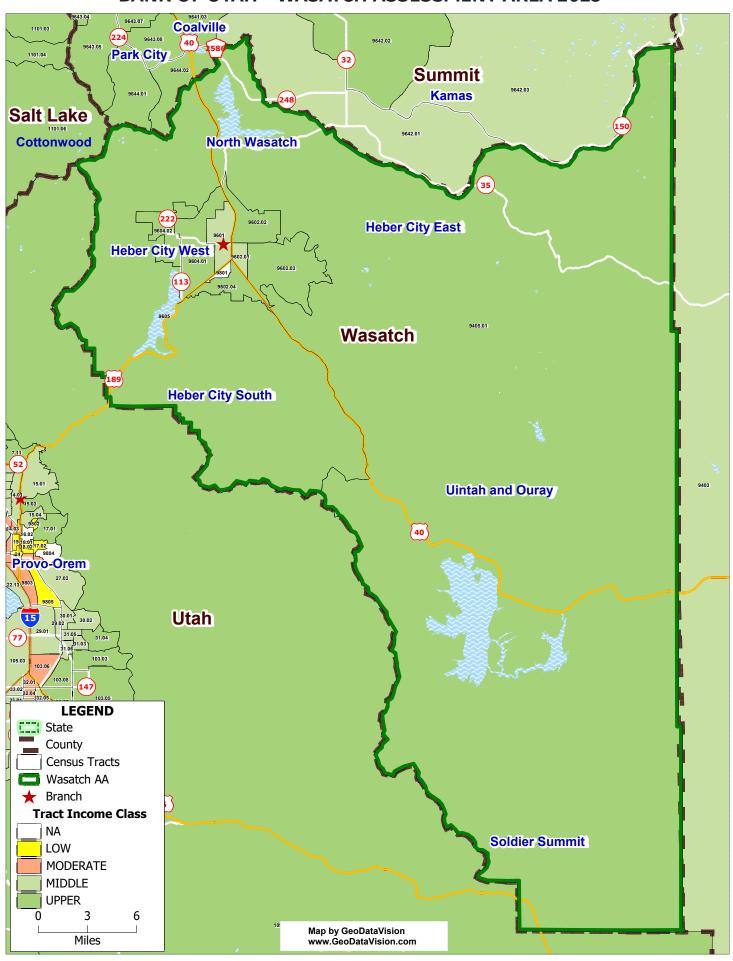
## **BANK OF UTAH - SALT LAKE ASSESSMENT AREA 2023**



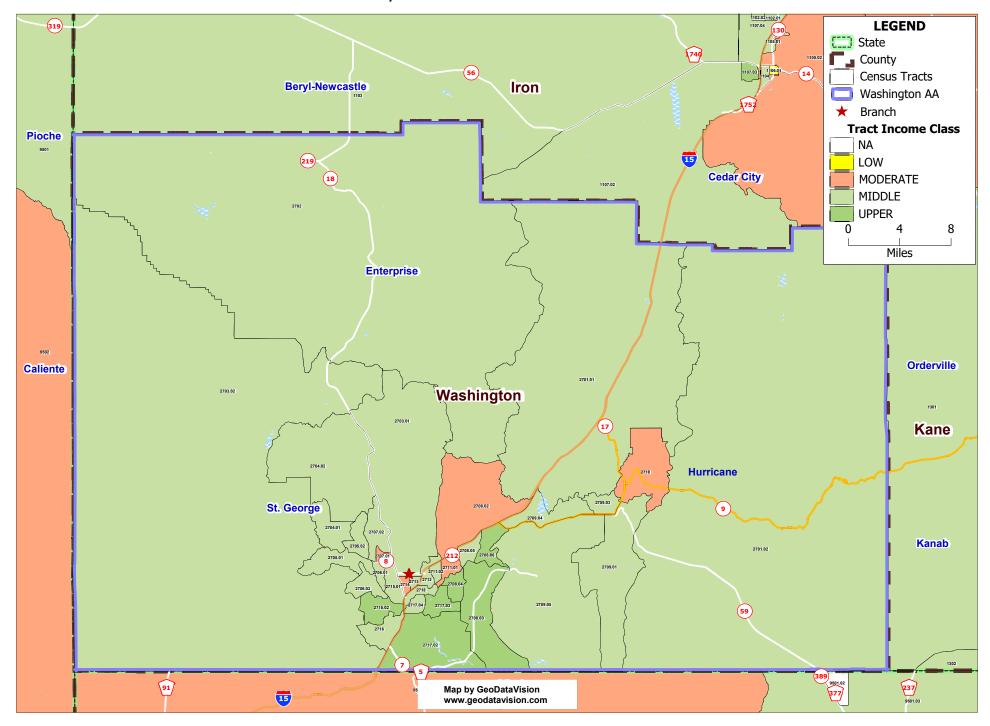
## BANK OF UTAH - PROVO-OREM ASSESSMENT AREA 2023



## **BANK OF UTAH - WASATCH ASSESSMENT AREA 2023**

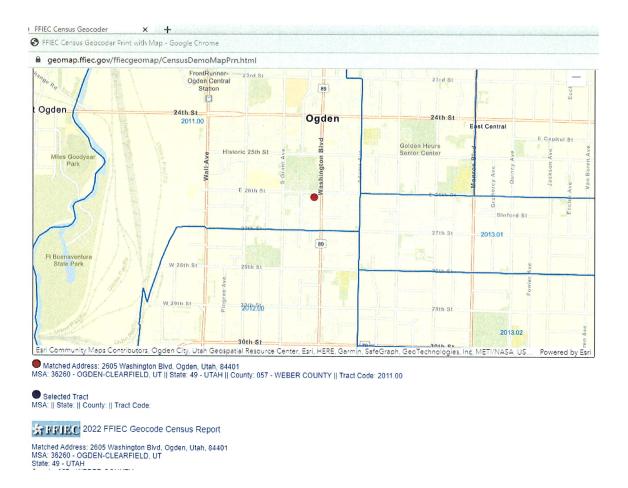


# BANK OF UTAH - ST. GEORGE, UT WASHINGTON COUNTY ASSESSMENT AREA 2023





# **Main Office**





# \* FIFIEC 2022 FFIEC Geocode Census Report

Matched Address: 2605 Washington Blvd, Ogden, Utah, 84401 MSA: 36260 - OGDEN-CLEARFIELD, UT State: 49 - UTAH County: 057 - WEBER COUNTY Tract Code: 2011.00

Summary Census Demographic Information

Summary Census Demographic information	
Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
2022 Estimated Tract Median Family Income	\$91,493
2020 Tract Median Family Income	\$80,859
Tract Median Family Income %	91.86
Tract Population	2525
Tract Minority %	30.57
Tract Minority Population	772
Owner-Occupied Units	227
1- to 4- Family Units	332

Census	Income	n	format	tion
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Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family	\$88,021
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
% below Poverty Line	20.38
Tract Median Family Income %	91.86
2015 Tract Median Family Income	\$80,859
2022 Estimated Tract Median Family Income	\$91,493
2020 Tract Median Household Income	\$35,074

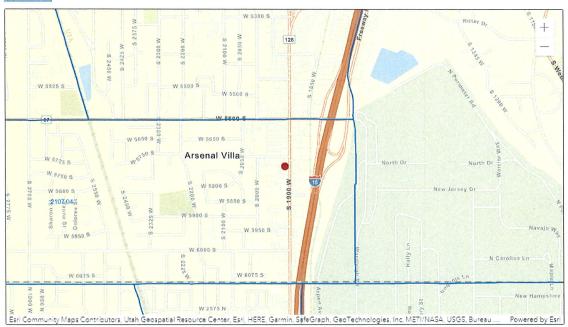
#### Census Population Information

ourious reparation intermediation	
Tract Population	2525
Tract Minority %	30.57
Number of Families	389
Number of Households	1099
Non-Hispanic White Population	1753
Tract Minority Population	772
American Indian Population	43
Asian/Hawaiian/Pacific Islander Population	130
Black Population	72
Hispanic Population	422
Other/Two or More Races Population	105

Corload Flodding Information	
Total Housing Units	1365
1- to 4- Family Units	332
Median House Age (Years)	19
Owner-Occupied Units	227
Renter Occupied Units	872
Owner Occupied 1- to 4- Family Units	174
Inside Principal City?	YES
Vacant Units	266

# Roy

FFIEC Geocoding/Mapping System -- 2022



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



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

Summary Census Demographic Information

Cumillary Cerisus Demographic information	
Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
2022 Estimated Tract Median Family Income	\$86,124
2020 Tract Median Family Income	\$76,117
Tract Median Family Income %	86.47
Tract Population	6142
Tract Minority %	25.58
Tract Minority Population	1571
Owner-Occupied Units	1882
1- to 4- Family Units	2054

Census	Income	Inf	ormation	

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family	\$88,021
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
% below Poverty Line	3.08
Tract Median Family Income %	86.47
2015 Tract Median Family Income	\$76,117
2022 Estimated Tract Median Family Income	\$86,124
2020 Tract Median Household Income	\$66,651

#### Census Population Information

- critical reparation intermediation		
Tract Population	6142	
Tract Minority %	25.58	
Number of Families	1599	
Number of Households	2070	
Non-Hispanic White Population	4571	
Tract Minority Population	1571	
American Indian Population	50	
Asian/Hawaiian/Pacific Islander Population	120	
Black Population	55	
Hispanic Population	1096	
Other/Two or More Races Population	250	

Correct Fredering Information	
Total Housing Units	2124
1- to 4- Family Units	2054
Median House Age (Years)	46
Owner-Occupied Units	1882
Renter Occupied Units	188
Owner Occupied 1- to 4- Family Units	1831
Inside Principal City?	NO
Vacant Units	54



# **South Ogden**

\* FIFIEC FFIEC Geocoding/Mapping System -- 2022



Matched Address: 4605 Harrison Blvd, Ogden, Utah, 84403
 MSA: 36260 - OGDEN-CLEARFIELD, UT || State: 49 - UTAH || County: 057 - WEBER COUNTY || Tract Code: 2020.00

# \* FFIEC 2022 FFIEC Geocode Census Report

Matched Address: 4605 Harrison Blvd, Ogden, Utah, 84403 MSA: 36260 - OGDEN-CLEARFIELD, UT State: 49 - UTAH County: 057 - WEBER COUNTY

Tract Code: 2020.00

Summary Census Demographic Information	
Tract Income Level	Upper
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
2022 Estimated Tract Median Family Income	\$144,032
2020 Tract Median Family Income	\$127,292
Tract Median Family Income %	144.61
Tract Population	5560
Tract Minority %	20.72
Tract Minority Population	1152
Owner-Occupied Units	1380
1- to 4- Family Units	1640

Census	Income	In	formation
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Tract Income Level	Upper
2020 MSA/MD/statewide non-MSA/MD Median Family	\$88,021
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
% below Poverty Line	9.32
Tract Median Family Income %	144.61
2015 Tract Median Family Income	\$127,292
2022 Estimated Tract Median Family Income	\$144,032
2020 Tract Median Household Income	\$110,905
·	

#### Census Population Information

Tract Population	5560
Tract Minority %	20.72
Number of Families	1498
Number of Households	1889
Non-Hispanic White Population	4408
Tract Minority Population	1152
American Indian Population	31
Asian/Hawaiian/Pacific Islander Population	215
Black Population	87
Hispanic Population	580
Other/Two or More Races Population	239

concac ricacing information	
Total Housing Units	2062
1- to 4- Family Units	1640
Median House Age (Years)	27
Owner-Occupied Units	1380
Renter Occupied Units	509
Owner Occupied 1- to 4- Family Units	1380
Inside Principal City?	YES
Vacant Units	173

## **Orem**

FFIEC Geocoding/Mapping System -- 2022



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



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

Summary	Census	Demographic	Information
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Summary Census Demographic information	
Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$96,000
Family Income	
2022 Estimated Tract Median Family Income	\$84,259
2020 Tract Median Family Income	\$73,438
Tract Median Family Income %	87.77
Tract Population	6370
Tract Minority %	29.42
Tract Minority Population	1874
Owner-Occupied Units	1200
1- to 4- Family Units	1285

#### Census Income Information

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family	\$83,669
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$96,000
Family Income	
% below Poverty Line	10.84
Tract Median Family Income %	87.77
2015 Tract Median Family Income	\$73,438
2022 Estimated Tract Median Family Income	\$84,259
2020 Tract Median Household Income	\$68,079

#### Census Population Information

Cerisus i opulation information	
Tract Population	6370
Tract Minority %	29.42
Number of Families	1413
Number of Households	2131
Non-Hispanic White Population	4496
Tract Minority Population	1874
American Indian Population	36
Asian/Hawaiian/Pacific Islander Population	258
Black Population	37
Hispanic Population	1240
Other/Two or More Races Population	303

Census Housing Information	
Total Housing Units	2269
1- to 4- Family Units	1285
Median House Age (Years)	25
Owner-Occupied Units	1200
Renter Occupied Units	931
Owner Occupied 1- to 4- Family Units	1015
Inside Principal City?	YES
Vacant Units	138



## **Ben Lomond**





● Matched Address: 115 N Washington Blvd, Ogden, Utah, 84404 MSA: 36260 - OGDEN-CLEARFIELD, UT || State: 49 - UTAH || County: 057 - WEBER COUNTY || Tract Code: 2002.02



Matched Address: 115 N Washington Blvd, Ogden, Utah, 84404 MSA: 36260 - OGDEN-CLEARFIELD, UT State: 49 - UTAH

County: 057 - WEBER COUNTY

Tract Code: 2002.02

Summary Census Demographic Information

Cultillary Celisus Demographic Information	
Tract Income Level	Moderate
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
2022 Estimated Tract Median Family Income	\$51,822
2020 Tract Median Family Income	\$45,800
Tract Median Family Income %	52.03
Tract Population	3978
Tract Minority %	44.47
Tract Minority Population	1769
Owner-Occupied Units	595
1- to 4- Family Units	1168

Census	Income	Inf	formation

Tract Income Level	Moderate
2020 MSA/MD/statewide non-MSA/MD Median Family	\$88,021
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
% below Poverty Line	12.80
Tract Median Family Income %	52.03
2015 Tract Median Family Income	\$45,800
2022 Estimated Tract Median Family Income	\$51,822
2020 Tract Median Household Income	\$50,319

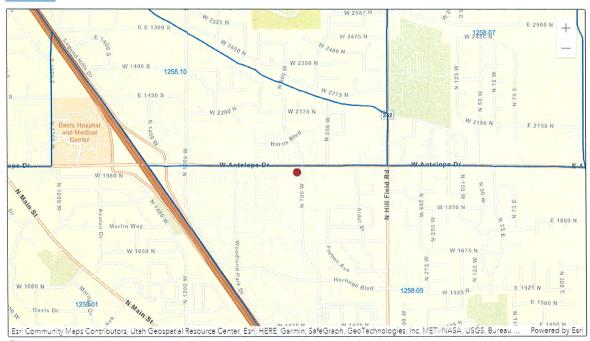
Census Population Information

Tract Population	3978
Tract Minority %	44.47
Number of Families	1088
Number of Households	1633
Non-Hispanic White Population	2209
Tract Minority Population	1769
American Indian Population	45
Asian/Hawaiian/Pacific Islander Population	91
Black Population	91
Hispanic Population	1349
Other/Two or More Races Population	193

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Total Housing Units	1779
1- to 4- Family Units	1168
Median House Age (Years)	44
Owner-Occupied Units	595
Renter Occupied Units	1038
Owner Occupied 1- to 4- Family Units	595
Inside Principal City?	YES
Vacant Units	146

# Layton

## \* FFIEC FFIEC Geocoding/Mapping System -- 2022



Matched Address: 717 W Antelope Dr, Layton, Utah, 84041
MSA: 36260 - OGDEN-CLEARFIELD, UT || State: 49 - UTAH || County: 011 - DAVIS COUNTY || Tract Code: 1258.05



Matched Address: 717 W Antelope Dr, Layton, Utah, 84041 MSA: 36260 - OGDEN-CLEARFIELD, UT State: 49 - UTAH

County: 011 - DAVIS COUNTY

Tract Code: 1258.05

Summary Census Demographic Information

edifficial Define reprise information	
Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
2022 Estimated Tract Median Family Income	\$89,939
2020 Tract Median Family Income	\$79,489
Tract Median Family Income %	90.30
Tract Population	6377
Tract Minority %	31.03
Tract Minority Population	1979
Owner-Occupied Units	1251
1- to 4- Family Units	1797

Census	Income	Information
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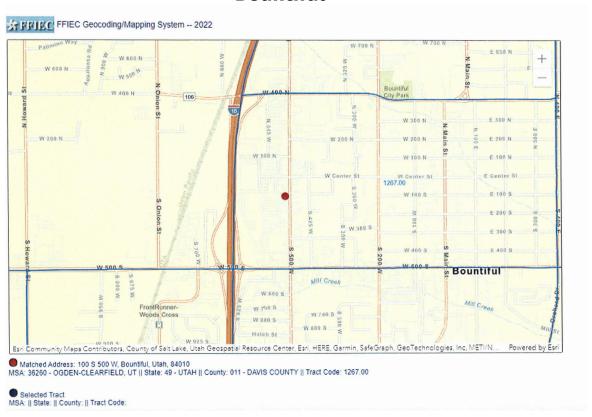
Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family	\$88,021
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
% below Poverty Line	2.93
Tract Median Family Income %	90.30
2015 Tract Median Family Income	\$79,489
2022 Estimated Tract Median Family Income	\$89,939
2020 Tract Median Household Income	\$75,710

## Census Population Information

Tract Population	6377
Tract Minority %	31.03
Number of Families	1584
Number of Households	1980
Non-Hispanic White Population	4398
Tract Minority Population	1979
American Indian Population	34
Asian/Hawaiian/Pacific Islander Population	332
Black Population	136
Hispanic Population	1138
Other/Two or More Races Population	339

Total Housing Units	2123
1- to 4- Family Units	1797
Median House Age (Years)	27
Owner-Occupied Units	1251
Renter Occupied Units	729
Owner Occupied 1- to 4- Family Units	1251
Inside Principal City?	NO
Vacant Units	143

## **Bountiful**



## \* FFIEC 2022 FFIEC Geocode Census Report

Matched Address: 100 S 500 W, Bountiful, Utah, 84010 MSA: 36260 - OGDEN-CLEARFIELD, UT State: 49 - UTAH

County: 011 - DAVIS COUNTY

Tract Code: 1267.00

Summary Census Demographic Information

Cuminary Census Demographic information	
Tract Income Level	Moderate
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
2022 Estimated Tract Median Family Income	\$77,559
2020 Tract Median Family Income	\$68,546
Tract Median Family Income %	77.87
Tract Population	4218
Tract Minority %	22.81
Tract Minority Population	962
Owner-Occupied Units	665
1- to 4- Family Units	1203

Census	Income	ln	format	tion
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Tract Income Level	Moderate
2020 MSA/MD/statewide non-MSA/MD Median Family	\$88,021
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
% below Poverty Line	15.92
Tract Median Family Income %	77.87
2015 Tract Median Family Income	\$68,546
2022 Estimated Tract Median Family Income	\$77,559
2020 Tract Median Household Income	\$64,226

Census Population Information

4218
22.81
1035
1497
3256
962
15
157
72
534
184

Census Housing Information	
Total Housing Units	1621
1- to 4- Family Units	1203
Median House Age (Years)	49
Owner-Occupied Units	665
Renter Occupied Units	832
Owner Occupied 1- to 4- Family Units	613
Inside Principal City?	NO
Vacant Units	124

## **Provo**

## \* FFIEC Geocoding/Mapping System -- 2022



Matched Address: 3670 N University Ave, Provo, Utah, 84604 MSA: 39340 - PROVO-OREM, UT || State: 49 - UTAH || County: 049 - UTAH COUNTY || Tract Code: 0015.03



Matched Address: 3670 N University Ave, Provo, Utah, 84604 MSA: 39340 - PROVO-OREM, UT State: 49 - UTAH

County: 049 - UTAH COUNTY Tract Code: 0015.03

Summary Census Demographic Information

Summary Census Demographic information		
Tract Income Level	Upper	
Underserved or Distressed Tract	No	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$96,000	
Family Income		
2022 Estimated Tract Median Family Income	\$124,397	
2020 Tract Median Family Income	\$108,421	
Tract Median Family Income %	129.58	
Tract Population	3919	
Tract Minority %	14.34	
Tract Minority Population	562	
Owner-Occupied Units	1035	
1- to 4- Family Units	1205	

Census	Income	Information
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Contact meeting information	
Tract Income Level	Upper
2020 MSA/MD/statewide non-MSA/MD Median Family	\$83,669
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$96,000
Family Income	
% below Poverty Line	5.65
Tract Median Family Income %	129.58
2015 Tract Median Family Income	\$108,421
2022 Estimated Tract Median Family Income	\$124,397
2020 Tract Median Household Income	\$87,969

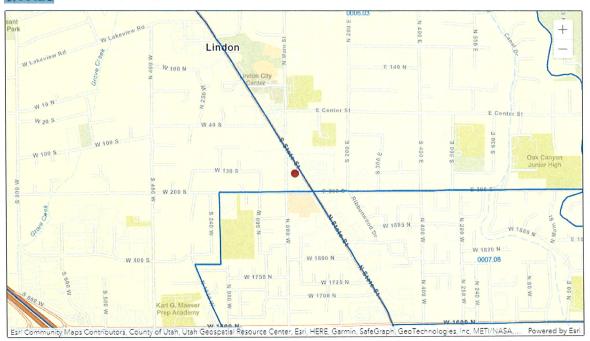
Census Population Information

Tract Population	3919
Tract Minority %	14.34
Number of Families	1038
Number of Households	1292
Non-Hispanic White Population	3357
Tract Minority Population	562
American Indian Population	15
Asian/Hawaiian/Pacific Islander Population	105
Black Population	10
Hispanic Population	238
Other/Two or More Races Population	194

Ochsus Housing Information	
Total Housing Units	1302
1- to 4- Family Units	1205
Median House Age (Years)	46
Owner-Occupied Units	1035
Renter Occupied Units	257
Owner Occupied 1- to 4- Family Units	1035
Inside Principal City?	YES
Vacant Units	10

# Lindon

FILE FFIEC Geocoding/Mapping System -- 2022



Matched Address: 144 S State St, Lindon, Utah, 84042
MSA: 39340 - PROVO-OREM, UT || State: 49 - UTAH || County: 049 - UTAH COUNTY || Tract Code: 0006.01



# \* FIFIEC 2022 FFIEC Geocode Census Report

Matched Address: 144 S State St, Lindon, Utah, 84042 MSA: 39340 - PROVO-OREM, UT State: 49 - UTAH County: 049 - UTAH COUNTY

Tract Code: 0006.01

Summary Census Demographic Information

Summary Census Demographic information	
Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$96,000
Family Income	
2022 Estimated Tract Median Family Income	\$89,443
2020 Tract Median Family Income	\$77,962
Tract Median Family Income %	93.17
Tract Population	4075
Tract Minority %	18.90
Tract Minority Population	770
Owner-Occupied Units	823
1- to 4- Family Units	1028

Census	Income	Information
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Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family	\$83,669
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$96,000
Family Income	
% below Poverty Line	2.28
Tract Median Family Income %	93.17
2015 Tract Median Family Income	\$77,962
2022 Estimated Tract Median Family Income	\$89,443
2020 Tract Median Household Income	\$72,148

#### Census Population Information

Tract Population	4075	
Tract Minority %	18.90	
Number of Families	951	
Number of Households	1087	
Non-Hispanic White Population	3305	
Tract Minority Population	770	
American Indian Population	15	
Asian/Hawaiian/Pacific Islander Population	133	
Black Population	3	
Hispanic Population	468	
Other/Two or More Races Population	151	

Consus Flousing Information	
Total Housing Units	1138
1- to 4- Family Units	1028
Median House Age (Years)	18
Owner-Occupied Units	823
Renter Occupied Units	264
Owner Occupied 1- to 4- Family Units	823
Inside Principal City?	NO
Vacant Units	51

# **Heber City**

\* FFIEC Geocoding/Mapping System -- 2022



Matched Address: 620 W 100 S, Heber City, Utah, 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, Utah, 84032 MSA: NA - NA (Outside of MSA) State: 49 - UTAH

County: 051 - WASATCH COUNTY Tract Code: 9601.00

**Summary Census Demographic Information** 

- minimum y contract -	
Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$83,200
Family Income	
2022 Estimated Tract Median Family Income	\$90,230
2020 Tract Median Family Income	\$79,201
Tract Median Family Income %	108.45
Tract Population	5016
Tract Minority %	31.24
Tract Minority Population	1567
Owner-Occupied Units	1202
1- to 4- Family Units	1619

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Census	mcome	1111	omiation

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family	\$73,027
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$83,200
Family Income	
% below Poverty Line	7.58
Tract Median Family Income %	108.45
2015 Tract Median Family Income	\$79,201
2022 Estimated Tract Median Family Income	\$90,230
2020 Tract Median Household Income	\$72,837

#### Census Population Information

Tract Population	5016	
Tract Minority %	31.24	
Number of Families	1255	
Number of Households	1690	
Non-Hispanic White Population	3449	
Tract Minority Population	1567	
American Indian Population	10	
Asian/Hawaiian/Pacific Islander Population	77	
Black Population	30	
Hispanic Population	1281	
Other/Two or More Races Population	169	

Total Housing Units	1844
1- to 4- Family Units	1619
Median House Age (Years)	22
Owner-Occupied Units	1202
Renter Occupied Units	488
Owner Occupied 1- to 4- Family Units	1202
Inside Principal City?	NO
Vacant Units	154



# **City Creek**





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

# \* FFIEC 2022 FFIEC Geocode Census Report

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

Summary Census Demographic Information

odninary Census Demographic information	
Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$102,200
Family Income	
2022 Estimated Tract Median Family Income	\$106,738
2020 Tract Median Family Income	\$94,375
Tract Median Family Income %	104.44
Tract Population	4344
Tract Minority %	32.07
Tract Minority Population	1393
Owner-Occupied Units	628
1- to 4- Family Units	186

Census	Income	In	formation
--------	--------	----	-----------

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family	\$90,360
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$102,200
Family Income	
% below Poverty Line	11.13
Tract Median Family Income %	104.44
2015 Tract Median Family Income	\$94,375
2022 Estimated Tract Median Family Income	\$106,738
2020 Tract Median Household Income	\$61,917

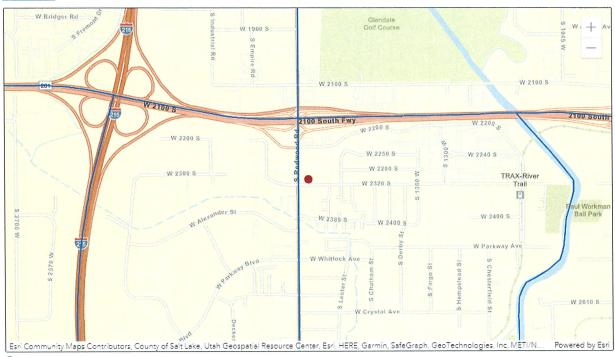
Census Population Information

Tract Population	4344
Tract Minority %	32.07
Number of Families	488
Number of Households	1656
Non-Hispanic White Population	2951
Tract Minority Population	1393
American Indian Population	47
Asian/Hawaiian/Pacific Islander Population	322
Black Population	150
Hispanic Population	633
Other/Two or More Races Population	241

- chicago i i concentigui i i i i i i i i i i i i i i i i i i		
Total Housing Units	2100	
1- to 4- Family Units	186	
Median House Age (Years)	18	
Owner-Occupied Units	628	
Renter Occupied Units	1028	
Owner Occupied 1- to 4- Family Units	67	
Inside Principal City?	YES	
Vacant Units	444	

## Redwood

FIFIEC FFIEC Geocoding/Mapping System -- 2022



Matched Address: 2309 S Redwood Rd, West Valley City, Utah, 84119
MSA: 41620 - SALT LAKE CITY, UT || State: 49 - UTAH || County: 035 - SALT LAKE COUNTY || Tract Code: 1133.11

## \* ITTIBC 2022 FFIEC Geocode Census Report

Matched Address: 2309 S Redwood Rd, West Valley City, Utah, 84119 MSA: 41620 - SALT LAKE CITY, UT State: 49 - UTAH

County: 035 - SALT LAKE COUNTY Tract Code: 1133.11

Summary Census Demographic Information

Cumillary Cerisus Demographic information	
Tract Income Level	Moderate
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$102,200
Family Income	
2022 Estimated Tract Median Family Income	\$51,877
2020 Tract Median Family Income	\$45,871
Tract Median Family Income %	50.76
Tract Population	4900
Tract Minority %	60.47
Tract Minority Population	2963
Owner-Occupied Units	739
1- to 4- Family Units	1336

Census	Income	Information
--------	--------	-------------

Tract Income Level	Moderate
2020 MSA/MD/statewide non-MSA/MD Median Family	\$90,360
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$102,200
Family Income	
% below Poverty Line	34.71
Tract Median Family Income %	50.76
2015 Tract Median Family Income	\$45,871
2022 Estimated Tract Median Family Income	\$51,877
2020 Tract Median Household Income	\$46,364

#### Census Population Information

Tract Population	4900
Tract Minority %	60.47
Number of Families	1082
Number of Households	1438
Non-Hispanic White Population	1937
Tract Minority Population	2963
American Indian Population	56
Asian/Hawaiian/Pacific Islander Population	419
Black Population	215
Hispanic Population	2112
Other/Two or More Races Population	161

ochodo nodoling information	
Total Housing Units	1438
1- to 4- Family Units	1336
Median House Age (Years)	39
Owner-Occupied Units	739
Renter Occupied Units	699
Owner Occupied 1- to 4- Family Units	705
Inside Principal City?	NO
Vacant Units	0

# **Sandy**

\* FFIEC Geocoding/Mapping System -- 2022



Matched Address: 9320 S State St, Sandy, Utah, 84070 MSA: 41620 - SALT LAKE CITY, UT || State: 49 - UTAH || County: 035 - SALT LAKE COUNTY || Tract Code: 1126.21



Matched Address: 9320 S State St, Sandy, Utah, 84070 MSA: 41620 - SALT LAKE CITY, UT

State: 49 - UTAH

County: 035 - SALT LAKE COUNTY Tract Code: 1126.21

Summary Census Demographic Information

curinary correct Derriegrapine membration	
Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$102,200
Family Income	
2022 Estimated Tract Median Family Income	\$95,261
2020 Tract Median Family Income	\$84,226
Tract Median Family Income %	93.21
Tract Population	5540
Tract Minority %	34.53
Tract Minority Population	1913
Owner-Occupied Units	1037
1- to 4- Family Units	1274

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family	\$90,360
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$102,200
Family Income	
% below Poverty Line	7.13
Tract Median Family Income %	93.21
2015 Tract Median Family Income	\$84,226
2022 Estimated Tract Median Family Income	\$95,261
2020 Tract Median Household Income	\$79,375

#### Census Population Information

Tract Population	5540
Tract Minority %	34.53
Number of Families	1395
Number of Households	2354
Non-Hispanic White Population	3627
Tract Minority Population	1913
American Indian Population	44
Asian/Hawaiian/Pacific Islander Population	392
Black Population	104
Hispanic Population	1095
Other/Two or More Races Population	278

Total Housing Units	2718
1- to 4- Family Units	1274
Median House Age (Years)	21
Owner-Occupied Units	1037
Renter Occupied Units	1317
Owner Occupied 1- to 4- Family Units	938
Inside Principal City?	NO
Vacant Units	364

# **Brigham City**





● Matched Address: 90 E 800 S, Brigham City, Utah, 84302 MSA: 36260 - OGDEN-CLEARFIELD, UT || State: 49 - UTAH || County: 003 - BOX ELDER COUNTY || Tract Code: 9607.02

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



Matched Address: 90 E 800 S, Brigham City, Utah, 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
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
2022 Estimated Tract Median Family Income	\$65,397
2020 Tract Median Family Income	\$57,798
Tract Median Family Income %	65.66
Tract Population	2893
Tract Minority %	22.02
Tract Minority Population	637
Owner-Occupied Units	435
1- to 4- Family Units	813

0	1	Information
Census	income	Information

Tract Income Level	Moderate
2020 MSA/MD/statewide non-MSA/MD Median Family	\$88,021
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
% below Poverty Line	17.01
Tract Median Family Income %	65.66
2015 Tract Median Family Income	\$57,798
2022 Estimated Tract Median Family Income	\$65,397
2020 Tract Median Household Income	\$53,427

#### Census Population Information

2893
22.02
725
967
2256
637
53
29
11
380
164

Total Housing Units	1052
1- to 4- Family Units	813
Median House Age (Years)	46
Owner-Occupied Units	435
Renter Occupied Units	532
Owner Occupied 1- to 4- Family Units	421
Inside Principal City?	NO
Vacant Units	85

#### **Tremonton**

\* FFIEC Geocoding/Mapping System -- 2022



Matched Address: 25 N Tremont St, Tremonton, Utah, 84337
 MSA: 36260 - OGDEN-CLEARFIELD, UT || State: 49 - UTAH || County: 003 - BOX ELDER COUNTY || Tract Code: 9603.01

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

# ★ FFIEC 2022 FFIEC Geocode Census Report

Matched Address: 25 N Tremont St, Tremonton, Utah, 84337 MSA: 36260 - OGDEN-CLEARFIELD, UT State: 49 - UTAH

County: 003 - BOX ELDER COUNTY Tract Code: 9603.01

Summary Census Demographic Information

Cultillary Census Demographic Information	
Tract Income Level	Moderate
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
2022 Estimated Tract Median Family Income	\$68,565
2020 Tract Median Family Income	\$60,595
Tract Median Family Income %	68.84
Tract Population	4500
Tract Minority %	13.62
Tract Minority Population	613
Owner-Occupied Units	966
1- to 4- Family Units	1299

Census	Income	Information
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Tract Income Level	Moderate
2020 MSA/MD/statewide non-MSA/MD Median Family	\$88,021
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$99,600
Family Income	
% below Poverty Line	7.95
Tract Median Family Income %	68.84
2015 Tract Median Family Income	\$60,595
2022 Estimated Tract Median Family Income	\$68,565
2020 Tract Median Household Income	\$54,508

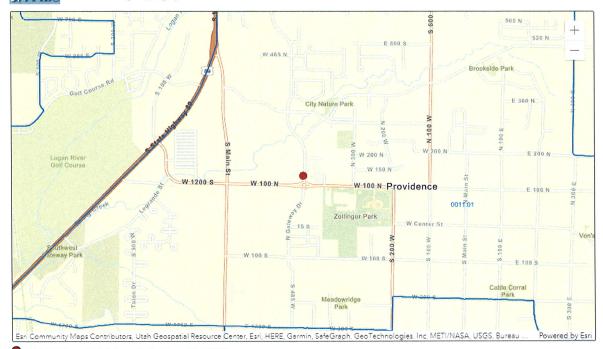
#### Census Population Information

Concac i opalation information		
Tract Population	4500	
Tract Minority %	13.62	
Number of Families	991	
Number of Households	1366	
Non-Hispanic White Population	3887	
Tract Minority Population	613	
American Indian Population	20	
Asian/Hawaiian/Pacific Islander Population	36	
Black Population	3	
Hispanic Population	426	
Other/Two or More Races Population	128	

Total Housing Units	1407
1- to 4- Family Units	1299
Median House Age (Years)	48
Owner-Occupied Units	966
Renter Occupied Units	400
Owner Occupied 1- to 4- Family Units	966
Inside Principal City?	NO
Vacant Units	41

# **Providence**

\* FFIEC Geocoding/Mapping System -- 2022



Matched Address: 121 N Gateway Dr, Providence, Utah, 84332
MSA: 30860 - LOGAN, UT-ID || State: 49 - UTAH || County: 005 - CACHE COUNTY || Tract Code: 0011.01

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



Matched Address: 121 N Gateway Dr, Providence, Utah, 84332 MSA: 30860 - LOGAN, UT-ID State: 49 - UTAH

County: 005 - CACHE COUNTY Tract Code: 0011.01

Summary Census Demographic Information

Cammary Conedo Domograpino information	
Tract Income Level	Upper
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$76,900
Family Income	
2022 Estimated Tract Median Family Income	\$92,457
2020 Tract Median Family Income	\$83,245
Tract Median Family Income %	120.23
Tract Population	5816
Tract Minority %	13.43
Tract Minority Population	781
Owner-Occupied Units	1569
1- to 4- Family Units	1927

Census	Income	Int	formation
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Tract Income Level	Upper
2020 MSA/MD/statewide non-MSA/MD Median Family	\$69,237
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$76,900
Family Income	
% below Poverty Line	4.49
Tract Median Family Income %	120.23
2015 Tract Median Family Income	\$83,245
2022 Estimated Tract Median Family Income	\$92,457
2020 Tract Median Household Income	\$75,099

Census Population Information

Tract Population	5816	
Tract Minority %	13.43	
Number of Families	1730	
Number of Households	2063	
Non-Hispanic White Population	5035	
Tract Minority Population	781	
American Indian Population	6	
Asian/Hawaiian/Pacific Islander Population	126	
Black Population	12	
Hispanic Population	462	
Other/Two or More Races Population	175	

Total Housing Units	2111
1- to 4- Family Units	1927
Median House Age (Years)	26
Owner-Occupied Units	1569
Renter Occupied Units	494
Owner Occupied 1- to 4- Family Units	1557
Inside Principal City?	YES
Vacant Units	48

# Logan

FFIEC FFIEC Geocoding/Mapping System -- 2022



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

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



Matched Address: 5 E 1400 N, Logan, Utah, 84341 MSA: 30860 - LOGAN, UT-ID State: 49 - UTAH

County: 005 - CACHE COUNTY Tract Code: 0004.01

Summary Census Demographic Information

Summary Census Demographic information	
Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$76,900
Family Income	
2022 Estimated Tract Median Family Income	\$68,272
2020 Tract Median Family Income	\$61,471
Tract Median Family Income %	88.78
Tract Population	4947
Tract Minority %	23.25
Tract Minority Population	1150
Owner-Occupied Units	561
1- to 4- Family Units	1065

Census	Income	In	format	ion
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Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family	\$69,237
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$76,900
Family Income	
% below Poverty Line	25.51
Tract Median Family Income %	88.78
2015 Tract Median Family Income	\$61,471
2022 Estimated Tract Median Family Income	\$68,272
2020 Tract Median Household Income	\$51,296

#### Census Population Information

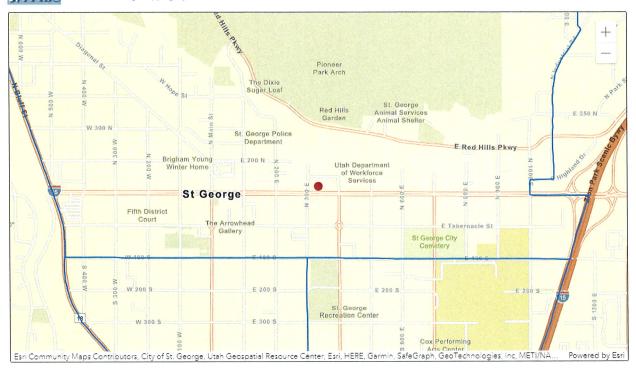
Tract Population	4947
Tract Minority %	23.25
Number of Families	962
Number of Households	1764
Non-Hispanic White Population	3797
Tract Minority Population	1150
American Indian Population	41
Asian/Hawaiian/Pacific Islander Population	197
Black Population	37
Hispanic Population	693
Other/Two or More Races Population	182

Cerious riousing information	
Total Housing Units	1971
1- to 4- Family Units	1065
Median House Age (Years)	19
Owner-Occupied Units	561
Renter Occupied Units	1203
Owner Occupied 1- to 4- Family Units	561
Inside Principal City?	YES
Vacant Units	207



# **St George**

FFIEC FFIEC Geocoding/Mapping System -- 2022





Matched Address: 335 E Saint George Blvd, Saint George, Utah, 84770 MSA: 41100 - ST. GEORGE, UT State: 49 - UTAH

County: 053 - WASHINGTON COUNTY

Tract Code: 2703.01

Summary Census Demographic Information

Canimary Conedo Domograpino information	
Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$83,900
Family Income	
2022 Estimated Tract Median Family Income	\$86,048
2020 Tract Median Family Income	\$74,545
Tract Median Family Income %	102.56
Tract Population	6557
Tract Minority %	22.33
Tract Minority Population	1464
Owner-Occupied Units	1418
1- to 4- Family Units	2074

Census	Income	In	format	ion
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Middle
\$72,683
\$83,900
12.29
102.56
\$74,545
\$86,048
\$52,176

#### Census Population Information

- orione . openation throughout	
Tract Population	6557
Tract Minority %	22.33
Number of Families	1508
Number of Households	2116
Non-Hispanic White Population	5093
Tract Minority Population	1464
American Indian Population	79
Asian/Hawaiian/Pacific Islander Population	135
Black Population	74
Hispanic Population	952
Other/Two or More Races Population	224

2306	
2074	
33	
1418	
698	
1372	
YES	
190	
	2074 33 1418 698 1372 YES

# **Price**

\* FFIEC FFIEC Geocoding/Mapping System -- 2022



Matched Address: 475 E Main St, Price, Utah, 84501
 MSA: NA - NA (Outside of MSA) || State: 49 - UTAH || County: 007 - CARBON COUNTY || Tract Code: 0003.00

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



Matched Address: 475 E Main St, Price, Utah, 84501 MSA: NA - NA (Outside of MSA) State: 49 - UTAH

County: 007 - CARBON COUNTY

Tract Code: 0003.00

Summary Census Demographic Information

Odminary Ochodo Demographic information			
Tract Income Level	Moderate		
Underserved or Distressed Tract	No		
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$83,200		
Family Income			
2022 Estimated Tract Median Family Income	\$44,038		
2020 Tract Median Family Income	\$38,654		
Tract Median Family Income %	52.93		
Tract Population	4202		
Tract Minority %	23.44		
Tract Minority Population	985		
Owner-Occupied Units	871		
1- to 4- Family Units	1719		

Census I	ncome	n	formati	on
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Tract Income Level	Moderate
2020 MSA/MD/statewide non-MSA/MD Median Family	\$73,027
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$83,200
Family Income	
% below Poverty Line	32.54
Tract Median Family Income %	52.93
2015 Tract Median Family Income	\$38,654
2022 Estimated Tract Median Family Income	\$44,038
2020 Tract Median Household Income	\$29,219

Census Population Information

Tract Population	4202
Tract Minority %	23.44
Number of Families	956
Number of Households	1731
Non-Hispanic White Population	3217
Tract Minority Population	985
American Indian Population	81
Asian/Hawaiian/Pacific Islander Population	26
Black Population	21
Hispanic Population	724
Other/Two or More Races Population	133

Concac ribacing information	
Total Housing Units	2047
1- to 4- Family Units	1719
Median House Age (Years)	56
Owner-Occupied Units	871
Renter Occupied Units	860
Owner Occupied 1- to 4- Family Units	871
Inside Principal City?	NO
Vacant Units	316



# **Logan City Center**



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

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



★ FIFIEC 2022 FFIEC Geocode Census Report

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

Summary Census Demographic Information

Summary Census Demographic mormation			
Tract Income Level	Low		
Underserved or Distressed Tract	No		
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$76,900		
Family Income			
2022 Estimated Tract Median Family Income	\$35,666		
2020 Tract Median Family Income	\$32,115		
Tract Median Family Income %	46.38		
Tract Population	4737		
Tract Minority %	17.67		
Tract Minority Population	837		
Owner-Occupied Units	244		
1- to 4- Family Units	1592		

Census	Income	Information

Tract Income Level	Low
2020 MSA/MD/statewide non-MSA/MD Median Family	\$69,237
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$76,900
Family Income	
% below Poverty Line	31.03
Tract Median Family Income %	46.38
2015 Tract Median Family Income	\$32,115
2022 Estimated Tract Median Family Income	\$35,666
2020 Tract Median Household Income	\$31,746

#### Census Population Information

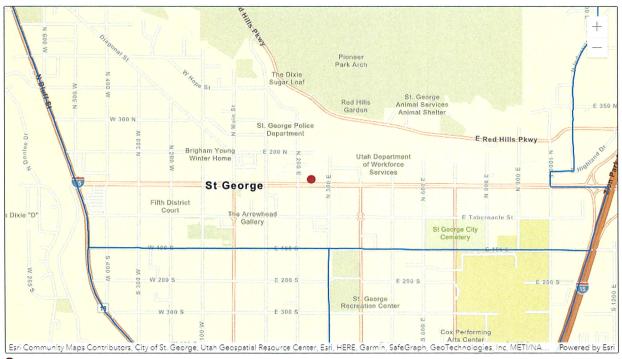
Tract Population	4737
Tract Minority %	17.67
Number of Families	976
Number of Households	2016
Non-Hispanic White Population	3900
Tract Minority Population	837
American Indian Population	28
Asian/Hawaiian/Pacific Islander Population	134
Black Population	35
Hispanic Population	464
Other/Two or More Races Population	176

3		
Total Housing Units	2348	
1- to 4- Family Units	1592	
Median House Age (Years)	54	
Owner-Occupied Units	244	
Renter Occupied Units	1772	
Owner Occupied 1- to 4- Family Units	227	
Inside Principal City?	YES	
Vacant Units	332	



# **St George - Mortgage Production Office**





Matched Address: 243 E Saint George Blvd, Saint George, Utah, 84770
MSA: 41100 - ST. GEORGE, UT || State: 49 - UTAH || County: 053 - WASHINGTON COUNTY || Tract Code: 2703.01

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



Matched Address: 243 E Saint George Blvd, Saint George, Utah, 84770 MSA: 41100 - ST. GEORGE, UT State: 49 - UTAH

County: 053 - WASHINGTON COUNTY Tract Code: 2703.01

Summary Census Demographic Information

Cuminary Census Bernographic Information	
Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$83,900
2022 Estimated Tract Median Family Income	\$86,048
2020 Tract Median Family Income	\$74,545
Tract Median Family Income %	102.56
Tract Population	6557
Tract Minority %	22.33
Tract Minority Population	1464
Owner-Occupied Units	1418
1- to 4- Family Units	2074

Census	Income	Int	format	ion
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o one do morno mornadon	
Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family	\$72,683
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$83,900
Family Income	
% below Poverty Line	12.29
Tract Median Family Income %	102.56
2015 Tract Median Family Income	\$74,545
2022 Estimated Tract Median Family Income	\$86,048
2020 Tract Median Household Income	\$52,176

#### Census Population Information

Concac i opalation information		
Tract Population	6557	
Tract Minority %	22.33	
Number of Families	1508	
Number of Households	2116	
Non-Hispanic White Population	5093	
Tract Minority Population	1464	
American Indian Population	79	
Asian/Hawaiian/Pacific Islander Population	135	
Black Population	74	
Hispanic Population	952	
Other/Two or More Races Population	224	

Torrow Troubling Internation		
Total Housing Units	2306	
1- to 4- Family Units	2074	
Median House Age (Years)	33	
Owner-Occupied Units	1418	
Renter Occupied Units	698	
Owner Occupied 1- to 4- Family Units	1372	
Inside Principal City?	YES	
Vacant Units	190	



# Branch Closings and Openings



# Branch Closings and Openings 2022

Bank of Utah did not have any branch openings, branch closings, branch relocations or new ATM's in 2022.



# Branch Closings and Openings 2021

# **Branch Closings**

Bank of Utah did not have any branch closings, branch relocations or any new ATM's in 2021.

# **Branch Openings**

Bank of Utah's St. George office, a full-time operating branch located at 335 E St. George Boulevard, St. George, UT 84770 opened for business effective August 23, 2021.



# Branch Closings and Openings 2020

Bank of Utah did not have any branch openings, branch closings, branch relocations or new ATM's in 2020.



# Branch 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:
  - ° Automatic transfer from a linked Bank of Utah account
  - ° Overdraft Line of Credit (subject to credit approval) \*Not applicable to Student Checking Accounts for Minors (Under age 18)
  - ° Authorized overdraft on debit card purchases (called *Reg. E Opt in*) \*Not applicable to Student Checking Accounts for Minors (Under age 18) UNLESS a parent/legal guardian who is also on the account signs to allow the minor to 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
- Does not earn interest

#### **Student Checking**

Available to students age(s) 16 - 26. Student ID required \*Minors must be accompanied by a parent/legal guardian.

- \$25 opening deposit required
- No minimum balance
- No monthly service charge
- \*E-Statements are NOT required
- Free mobile deposit
- Use debit card at over 40,000 surcharge-free ATMs (info from BOU website)
- Send money to family or friends on your phone or online \*with mobile or online banking

#### **Premier Checking**

Simple account with low minimum balance requirement and unlimited check writing.

- \$100 opening deposit required
- Interest paid with daily balances over \$500
- No monthly fee with daily balance of \$400
- \$6 monthly fee if balance drops below minimum account balance
  - \*\*Our Website states:

A \$6 service charge fee waived when you keep a daily balance of \$400 in your account.



#### **Top 50 Checking**

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

- \$100 opening deposit required
- Interest paid on balances over \$500
- No monthly fee with daily balance of \$100
- Free custom Bank of Utah checks \*1 box per rolling calendar year
- Free Official Checks and Money Orders \*we do not offer Cashier's Checks
- Rent Free for 1 year: 3x5 Safe Deposit Box \$10.00 key deposit required
- \$6 monthly fee if balance drops below mimum account balance
   \*\*Our website states:

Write unlimited checks if you keep a balance of \$100 in the account every day during the statement cycle. Should the balance fall below \$100 any day during the statement cycle, you will be charged a \$0.20 activity fee for every check you write from the account in excess of 40.

#### **Premier Gold Checking**

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

- \$100 opening deposit required
- Interest paid on balances over \$500
- No monthly fee with daily balance of \$2,500
- Free custom Bank of Utah checks \*1 box per rolling calendar year
- Free Official Checks and Money Orders \*we do not offer Cashier's Checks
- · Free ID Theft Recovery Service
- Rent Free for 1 year: 3x5 Safe Deposit Box \$10.00 key deposit required
- Keep a monthly balance of \$2,500 in the account or a combined balance of \$5,000 in your other primary deposit accounts and get the monthly service charge fee of \$8 (\$4 if you're 50+ years old) waived

# **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 your 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)
- Maintain an average daily balance of \$500 or more to obtain interest.
- Earn more interest if you keep a balance of \$1,000 or more.
- · 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, any time during the statement cycle, a \$3/month maintenance fee is charged
- · Unlimited deposits

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.

• A parent or legal guardian must be a signer on the account.

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



# **iSave - Internet Savings Account**

The iSave - Green Savings account is Bank of Utah's way of encouraging you to "go green" and help save the environment.

- This account requires a Bank of Utah personal checking account, online banking and eStatements.
  - \*Website does not state that it is a requirement to have a checking account
- The minimum opening deposit is \$100; a minimum daily balance of \$100 is required to avoid a monthly maintenance fee charge of \$3. If the daily balance falls below \$100 any time during the statement cycle, interest is still earned, but the \$3 fee will be assessed.
- A minimum average daily balance of \$500 is required to accrue interest on this account.
- Employee assisted withdrawls/transfers are assessed a \$3 activity fee.
- · Can make deposits in branch with no fee
- · Can open online or in branch

The account offers the following features:

- · Electronic Statments 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 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.
- Free custom Bank of Utah checks \*1 box per rolling calendar year

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 wervices to qualify for this account. Requires a minimum deposit of \$5,000 to open the account.

A minimum balance of \$1 is required to accrue interest on this account. A minimum balance of \$5,000 is required to avoid a monthly Maintenance Charge of \$10.

Your Premier Gold Money Market account features:

- Monthly Statements
- Six free debits per statement cycle. After six, \$1 per withdrawal.
- Free custom Bank of Utah checks \*1 box per rolling calendar year

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.

# **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 \$100,000.00 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 daily average balance less uncollected funds equals daily average collected funds.
- The <u>daily average collected funds</u> less <u>10% reserve</u> equals <u>daily average</u> investable 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 businesses with basic treasury management needs and smaller numbers of transactions 300 checks per month FREE! After 300 transactions per month a \$0.50 fee per transaction is applied. Minimum Opening Deposit of \$100.

#### 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 Line of Credit on Checking Account\*
- Preferred Pricing on Small Business Line 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 mimimum 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 \*must provide proof of non-profit status

# **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 \*must provide proof of non-profit status

# **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. 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 withdrawl

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



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.

#### **Business Online Banking**

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.

## **ACH Debit - Collecting Payments**

Electronically transfer funds with ACH Debit. Use ACH debit to collect or pull payments from another person or business bank account.

#### **Positive Pay**

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.

#### **ACH Credit**

Electronically transfer funds with ACH Credit. Use ACH Credit for direct deposit payrolls, as well as to make payments.

# **Online Wires**

Manage wires through your business online banking account. Save a trip to the bank by sending wires 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.

# **Payroll Cards**

Offer payroll cards to your employees making direct deposit payroll available to them with the convenience of a debit card. A cost effective benefit to your employees and business.

# **Sweep Accounts**

Manage your cash flow between two or more accounts to pay down a line of credit, 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 and Mobile 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, including account balances and recent transaction
- 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 through bill pay
  - Schedule payment to anyone that you currently pay by check
  - ° Schedule recurring payments
  - ° Receive and pay "e-bills"
- Send money to friends through Zelle
- View up to 24 months of past account statements through our e-statement portal
- Find nearby branch and ATM locations
- · Deposit Checks\*
  - ° Download our app on a device with a camera and easily deposit checks into your account without going to a branch

\*Depositing checks is only available through our mobile banking application on a device with a camera.

# **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	
Account information and funds transfer (see subsequent options below)	
Instructions on how to use this system	
For branch and ATM locations	
Repeat this menu	
Customer service representative (during regular business hours)	

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	
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)	

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: **801-409-5000**, option 2

• Toll Free: 1-877-268-9322, option 2

\*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 thelatest contactless cards with 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.



#### **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

#### **Loans - 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
- · Campers, and
- Motor homes

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

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



#### **CD-secured or Savings-secured**

A CD-secured or Savings-secured loan from Bank of Utah is a personal loan which requires a borrower to include a Savings Account or Certificate of Deposit (CD) as collateral for the loan.

Secured loans are a great way to build or rebuild credit by providing monthly repayment opportunities with fewer qualification requirements and without pulling credit.

CD-secured or Savings-secured loans also allow quick access to cash, borrowing from what already is in the account. The funds from a secured loan allow you to cover a variety of expenses like home improvements, college tuition or consolidating debt with higher rate balances.

#### **Home Equity Lines of Credit**

A home equity line of credit (HELOC), sometimes referred to as a second mortgage, is an equity loan that allows a borrower access to equity in their home. A HELOC is a revolving line of credit that can be used as much or as little as needed; borrow money, pay it back and borrow again without any renewals or additional paperwork during the draw period.

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.

#### **Loans - 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 implicitly 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.

#### <u>Jumbo 30 & 15 Year Fixed Loans</u>

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 GSE's.



#### **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 based on the Constant Maturity Treasury (CMT) 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 any time 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 may be 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
- Issue commercial, performance and stand-by letters of credit
- · Assist with foreign currency transactions

#### **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

#### **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 fiduciary and investment management services that are custom tailored to meet the unique needs of its clients and we offer all of the standard trust and investment services for:

- Revocable Living Trusts
- Irrevocable Trusts
- Asset Protection Trusts
- · Charitable Foundation Trusts
- · Special Needs Trusts
- · Custody Accounts
- Estates
- Conservatorships
- Self-Directed IRA Accounts
- Investment Management Agency Accounts

Clients use an attorney to prepare and provide legal advice regarding set-up of their trust, financial or their estate planning documents. We assist clients to identify an attorney who specializes in estate planning and is best suited to our client's 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 and other fiduciary roles. Our trained staff of professionals manages the trust assets according to the instructions your client provides in their 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 beneficiaries.

#### **Private Banking**



Bank of Utah's Private Banking program is an exclusive Bank program for qualified individuals. Individuals and families pursue financial independence at every stage of life. Business owners and principal executives balance business growth and personal growth.

As a community bank, we offer highly personalized service.

A private banker is available to help with:

- · Personal and business account management
- Credit options
- Lending solutions
- Retirement and estate planning, including investment, trust and fiduciary services
- Business succession planning

Private Banking offers a dedicated private banker for a more personal financial service experience.

Features and benefits are:

#### **Partner With Your Private Banker**

A dedicated advocate and advisor, he or she will offer the highest level of service always, from your smallest transaction to your largest financial goal.

#### **Multiple Perspectives**

A team of experts, including wealth advisors, mortgage loan officers and business bankers, will work with your private banker to help you plan your future.

#### **Access Your Funds More Easily**

Your private bank accounts come with higher transaction limits at the ATM, and also on debit card purchases and mobile check deposits (\$50,000 mobile deposit limit).

#### **Additional Benefits are:**

- Rate increases on all your personal accounts, including Certificates of Deposit (CDs)
- Lower rates on lending solutions, including personal loans or lines of credit, mortgages and investments made through our Wealth Management Group
- Additional discounts and fee waivers based on total banking relationship
- A single log-in that gives you access to our robust online banking tools for your personal and business accounts, and loans
- Business cash management products and services that we can assist with, along with your personal account management
- The ability to make wire transfers via the phone or email versus visiting a branch
- Free Private Banking-branded spending tools, such as checks, debit cards and credit cards
- Discounted safety deposit boxes of all sizes

#### **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



# Account Fee Schedule



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 \$2,500			
Hybrid Checking - Online Only	\$10 monthly maintenance charge if balance falls below \$10,000			

Savings				
Account Type	Associated Fee			
Statement Savings	\$3 monthly maintenance charge if balance falls below \$200			
iSave Green Savings	\$3 monthly maintenance charge if balance falls below \$100			
Money Market Savings	\$10 monthly maintenance charge if balance falls below \$1,000			
Premier Gold Money Market Savings	\$10 monthly maintenance charge if balance falls below \$5,000			

Bank of Utah Fee Schedule		
Service	Fee	
Account balance assistance	\$10.00 / per hour	
Account research	\$15.00/per hour	
Cash advance		
Customer	Free	
Non-Customer	\$5 or 1% whichever is greater	
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) Business Customers of	nly	
Balance Range:		
\$.01 - \$999.99	\$3.00	
\$1000.00 - \$9999.99	\$7.50	
\$10,000 and greater	\$20.00	
Overdraft Paid Item Fee - Business	\$25.00	
NSF Returned Iem Fee - Business	\$25.00	
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	<b>\$75.00</b>	
Customer	\$2.00	
	· · · · · · · · · · · · · · · · · · ·	
Non-Customer	\$4.00	
Notary Service (Non-Customers)	\$5.00 - per signature	
Official Checks	1 40.00	
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 - Consumer	\$20.00 each	
NSF Return Item Fee Consumer	20.00 each	
Daily limit of 5 on number of Overdraft fees - Consumer	\$100.00	
Cushion before Overdraft charged - Consumer	\$50.00	
NSF Returned/Overdraft Paid fee (\$20.00) charegd on transaction	items over \$25.00	
Photocopies/fax	\$1.00 - each	
Safe Deposit Boxes per year (not all sizes available at each branch)		
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 - each	
	, , , , , , , , , , , , , , , , , , ,	
Wire transfers		
Incoming - Customer	\$12.00	
Outgoing - Customer	\$15.00	
	\$15.00	
Foreign outgoing wire transfers	\$35.00	



## **Business Account Fee Schedule**

Business Account Fee Schedule			
Free Business checking*			
No Min Balance Required	X		
No Monthly Maintenance fee	)		
Minimum Opening Deposit	\$100		
Online Cash Manager	Х		
Transaction Fees	Up to 300 FREE		
*Sweep Accounts not available with Free Business Checking	After 300 a \$.050 fee per transaction applies		
Analyzed Business Checking Activity Charges - (fees may			
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 reserv			
The daily average investable balance multiplied by the ea			
multiplied by the number of days in the billing cycle, equ			
The earning credit obtained each month offsets the mon	,		
The tiered earnings credit allowance is calculated based conducted during the concurrent month. Tier levels are	=		
Business Advantage Checking - (Available to Sole Propriet	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	c entity)		
No Monthy Maintenance or Activity Fees	X		
Minimum Opening Deposit	\$100		
Interest Rate	Tiered		
Check Writing	Unlimited		

<b>Business Account Fe</b>	e Schedule - Continued			
Non-Profit Advantage Checking - (Available to any public entity)				
No monthly maintenance or activity fees	With proof of non-profit status			
Minimum opening deposit	\$100			
Interest Rate	Tiered			
Other Fees and Online Activity Charges - (Fees n	nay be offset by earnings credit for analyzed accounts and			
assessed as a service charge of non-analyzed busines.	s accounts)			
Official Check	\$3.00 each			
Money Order	\$2.00 each			
Stop payment order	\$25.00 each			
Outgoing wire	\$15.00 each domestic; \$35.00 each foreign			
Online outging wire	\$10.00 each domestic; \$25.00 each foreign			
Incoming wire	\$12.00 each			
EFTPS Tax payment (Online only)	\$2.50			
ACH NACHA file transfer - (Online only)	\$1.00 for the first 5 items then \$0.10 thereafter			
ACH Fund Transfer (Online only)	\$1.00			
ACH returned item	\$5.00			
Remote deposit capture	\$25.00 a month			
Remote deposit per item deposited	\$0.09			
Business Savings				
Minimum opening deposit	\$200			
Monthly maintenance charge	\$3.00 per month if balance falls below \$200			
Interest rate	Variable Interest compounded daily, paid			
	quarterly			
Withdrawal information	Six debits free per month, after six \$1.00 per			
Insured Money Market Account				
Minimum opening deposit	\$1,000			
Monthly maintenance charge	\$10.00 per month if balance falls below \$1,000			
Interest rate	Tiered interest with variable rates			
Withdrawal information	Civ debits free nor month after six \$1.00 per			
Withdrawai information	Six debits free per month, after six \$1.00 per			
Promier Gold Manay Market Assesset (Must have	Business Checking Account and at least two other bank			
Minimum opening deposit  Montly maintenance charge	\$5,000 \$10.00 per minth if balance falls below \$5,000			
Monthly maintenance charge	710.00 per minur il balance falls below 33,000			
Interest rate	Tipus disabassa salah sasishi sasishi sasishi			
Interest rate	Tiered interest with variable rates			
Withdrawal information	Six debits free per month, after six \$1.00 per			



## Branch Locations



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

Branch	Branch Address City, State		Zip	Census Tract	
Ogden Main	01	2605 Washington Blvd.	Ogden, Utah	84401	2011.00
Roy	02	5729 S 1900 W	Roy, Utah	84067	2107.04
South Ogden	03	4605 Harrison Blvd.	South Ogden, Utah	84403	2020.00
Orem	04	1000 W 800 N	Orem, Utah	84057	0007.06
Ben Lomond	07	115 Washington Blvd.	Ogden, Utah	84404	2002.02*
Layton	20	717 W Antelope	Layton, Utah	84041	1258.05
Bountiful	19	100 South 500 West	Bountiful, Utah	84010	1267.00
Provo	09	3670 North University Ave	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	18	2309 S Redwood Road	Salt Lake City, Utah	84119	1133.11*
Road					
Sandy	15	9320 S State Street	Sandy, Utah	84070	1126.21
Brigham City	05	80 E 800 S	Brigham City, Utah	84302	9607.02*
Tremonton	80	25 N Tremont Street	Tremonton, Utah	84337	9603.01*
Providence	17	121 N Gateway Drive	Providence, Utah	84332	0011.01
Logan	16	5 E 1400 N	Logan, Utah	84341	0004.01
St. George**	14	335 E St George Blvd	St. George, Utah	84770	2703.01

<sup>\*</sup>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 E St. George Blvd Suite 110	St. George, Utah	84770	2703.01

<sup>\*\*</sup> The City Creek office and St. George office do not have a Drive-Up Window at their location



### Loan to Deposit Ratio

202220212020



2022					
As of As of As of As of 03/31/2022 06/30/2022 09/30/2022 12/31/2022					
Total Adjusted Loans*	1,501,204,795	1,580,330,199	1,632,603,878	1,698,383,203	
Total Deposits	1,914,568,797	1,890,658,238	1,972,863,884	1,942,489,133	
Loan to Deposit Ratio	78.41%	83.59%	82.75%	87.43%	

2021					
As of As of As of As of 03/31/2021 06/30/2021 09/30/2021 12/31/2021					
Total Adjusted Loans*	1,381,322,610	1,393,235,122	1,451,325,020	1,509,425,087	
Total Deposits	1,748,513,712	1,689,246,726	1,838,293,277	1,831,212,063	
Loan to Deposit Ratio	79.00%	82.48%	78.95%	82.41%	

2020					
As of As of As of As of 03/31/2020 06/30/2020 09/30/2020 12/31/2020					
Total Adjusted Loans*	1,096,544,020	1,316,075,622	1,374,413,133	1,285,284,294	
Total Deposits	1,178,578,777	1,374,545,712	1,472,764,118	1,568,731,597	
Loan to Deposit Ratio	93.04%	95.75%	93.32%	81.93%	

<sup>\*</sup>Adjusted loans = Gross Loans less Unearned Income on Loans



### **Public Disclosure**

#### PUBLIC DISCLOSURE

April 25, 2023

### COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Bank of Utah Certificate Number: 17159

2605 Washington Boulevard Ogden, Utah 84401

Federal Deposit Insurance Corporation Division of Depositor and Consumer Protection San Francisco Regional Office

25 Jessie Street at Ecker Square, Suite 2300 San Francisco, California 94105

This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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#### **INSTITUTION RATING**

#### **INSTITUTION'S CRA RATING:** This institution is rated **Satisfactory**.

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

PERFORMANCE LEVELS	PERFORMANCE TESTS		
	Lending Test*	Investment Test	Service Test
Outstanding			
High Satisfactory	X	X	X
Low Satisfactory			
Needs to Improve			
Substantial Noncompliance			

<sup>\*</sup> The Lending Test is weighted more heavily than the Investment and Service Tests when arriving at an overall rating.

#### The Lending Test is rated High Satisfactory.

- Lending levels reflect good responsiveness to assessment area (AA) credit needs.
- A high percentage of loans are made in the institution's AAs.
- The geographic distribution of loans reflects good penetration throughout the AA.
- The distribution of borrowers reflects, given the product lines offered by the institution, adequate penetration among retail customers of different income levels and business customers of different revenue sizes.
- The institution exhibits a good record of serving the credit needs of the most economically disadvantaged areas of its AAs, low-income individuals, and/or very small businesses, consistent with safe and sound banking practices.
- The institution uses innovative and/or flexible-lending practices in order to serve AA credit needs.

• The institution is a leader in making community development (CD) loans.

#### The Investment Test is rated High Satisfactory

- The institution has a significant level of qualified CD investments and grants, occasionally in a leadership position, particularly those that are not routinely provided by private investors.
- The bank's qualified investments exhibit good responsiveness to credit and CD needs.
- The institution occasionally uses innovative and/or complex investments to support CD initiatives.

#### The Service Test is rated High Satisfactory.

- Delivery systems are accessible to essentially all portions of the institution's AAs.
- To the extent changes have been made, the institutions opening and closing of branches has not adversely affected the accessibility of its delivery systems, particularly in low- and moderate-income (LMI) geographies and to LMI individuals.
- Services, including business hours, do not vary in a way that inconveniences certain portions of the AA, particularly LMI geographies and/or individuals.
- The institution provides a relatively high level of CD services.

#### **DESCRIPTION OF INSTITUTION**

Bank of Utah (BOU) is a full-service community bank headquartered in Ogden, Utah. In April 2021, the bank changed its charter from a state member bank, regulated by the Federal Reserve, to a state non-member bank, regulated by the Federal Deposit Insurance Corporation (FDIC). BOU was founded over 70 years ago and is wholly-owned subsidiary of BOU Bancorp, which is also headquartered in Ogden, Utah. The bank has one inactive subsidiary that exists for the sole purpose of holding foreclosed real estate. BOU received an Outstanding Rating at the prior January 19, 2021, CRA Performance Evaluation conducted by the Federal Reserve Bank of San Francisco. BOU has not participated in any merger or acquisition activity since the prior evaluation.

BOU operates 18 full-service offices throughout the State of Utah, with a majority of the branches located in the northern Utah Counties of Salt Lake, Davis, Weber, Box Elder and Cache. On August 23, 2021, BOU opened one new full-service branch in St. George, Utah and no branch closings have occurred since the prior evaluation. While the bank remains primarily focused on commercial lending, BOU also offers a variety of mortgage products to include construction, residential mortgage, home equity lines of credit, and multi-family loans. The bank also originates a limited amount of agriculture, farm and consumer loans.

The bank operates three mortgage loan production offices (MLPO) in Price, St. George and Logan. The bank sells a majority of its home mortgage loans originated to various investors and agencies in the secondary market. During 2021, the bank sold 1,232 mortgages totaling \$378.0 million; and in 2022, it sold 1,863 mortgages for \$236.0 million. The bank operates a wealth management and corporate trust office in Weber and Salt Lake Counties, respectively. The Trust Division manages approximately \$694.0 million in trust assets. Bank of Utah is a Preferred Small Business Administration (SBA) Lender and is active in providing SBA 7a and 504 loans for customer financing needs. The following table depicts the AA's distribution of loans, deposits and branches.

Assessment Area	Loa	ins	Depo	sits	Branches		
	\$(000s)	%	\$(000s)	%	#	%	
Salt Lake City-Provo- Orem CSA AA	368,928	74.7	1,740,363	92.1	15	83.3	
Logan MSA AA	104,008	21.1	137,019	7.2	2	11.1	
St. George MSA AA	20,629	4.2	13,276	0.7	1	5.6	
Total	493,565	100.0	1,890,658	100.0	18	100.0	

The bank's traditional retail delivery services include automated teller machines (ATMs), drive-up ATM banking, mobile and internet banking, remote deposit capture, and courier services. BOU provides a variety of deposit products for commercial and consumer customers including checking, savings, money market, certificates of deposit and individual retirement accounts. During 2022, the bank introduced a new account opening tool by enabling customers to open joint accounts online.

BOU has approximately 400 employees. The March 31, 2023 Consolidated Reports of Condition and Income (Call Report) reflect \$2.5 billion in total assets, \$1.8 billion in total loans, \$2.0 billion in total deposits and \$379.8 million in total securities. The following table depicts the institution's loan portfolio distribution:

Loan Portfolio Distribution as o	f March 31, 2023	
Loan Category	\$(000s)	%
Construction and Land Development	362,090	19.6
Secured by Farmland	6,457	0.3
Secured by 1-4 Family Residential Properties	188,109	10.2
Secured by Multifamily (5 or more) Residential Properties	32,390	1.8
Secured by Nonfarm Nonresidential Properties	666,666	36.1
<b>Total Real Estate Loans</b>	1,255,712	68.0
Commercial and Industrial Loans	126,465	6.8
Agricultural Loans	2,769	0.1
Consumer Loans	7,673	0.4
Other Loans	457,377	24.8
Less: Unearned Income	(2,850)	(0.1)
Total Loans	1,847,146	100.0
Source: 3/31/2023 Call Report		

Examiners did not identify any financial, legal, or other impediments that affect the bank's ability to meet the AAs' credit and CD needs.

#### DESCRIPTION OF ASSESSMENT AREAS

The CRA requires each financial institution to define one or more AAs within which examiners will evaluate its CRA performance. BOU designated three AAs, which include portions of the Salt Lake-Provo-Orem UT Combined Statistical Area (CSA), portions of the Logan Metropolitan Statistical Area (MSA), and the St. George MSA. The following table illustrates the counties, census tracts (CTs), and branches located in each AA.

Description of the AAs										
Ass	essment Areas	Counties in Assessment Area	# of Census Tracts	# of Branches						
	Salt Lake City MSA	Salt Lake	212	3						
Salt Lake City- Provo-Orem CSA	Ogden-Clearfield MSA	Box Elder, Weber, Davis	115	8						
	Provo-Orem MSA	Utah	128	3						
	Non-MSA	Wasatch	4	1						
Logan MSA	Logan MSA	Cache	26	2						
St. George MSA St. George MSA		Washington	21	1						
Total 2 Assessment Areas		8 Counties	506	18						
Source: American C	ommunity Survey (ACS) 2015 Data	and Bank Records								

- Salt Lake-Provo-Orem UT CSA (#482) AA This AA includes Salt Lake, Box Elder, Weber, Davis, Utah, and Wasatch Counties. The counties are contiguous and makeup portions of the Ogden-Clearfield MSA #36260; the Salt Lake City MSA #41620; the Heber Micropolitan Statistical Area #25720 and the Provo-Orem MSA #39340. Examiners analyzed each county within this AA separately, but they are combined in this evaluation, as no significant differences were observed in the overall analyses.
- Logan MSA (#30860) AA This AA includes Cache County, which is one of two counties that comprise the Logan MSA.
- St. George MSA (#41100) AA -This new AA is comprised of Washington County, which is the only county located in the St. George MSA.

The bank's AAs consist entirely of whole geographies, do not arbitrarily exclude any LMI CTs, and meet the technical requirements of Part 345 of the FDIC's Rules and Regulations. There have been no changes to BOU's AAs since the previous evaluation, with the exception of the addition of the new St. George AA with the opening of the branch in Washington County. Refer to the rated areas and individual AAs for additional information.

#### **SCOPE OF EVALUATION**

#### **General Information**

Examiners used the Interagency Large Institution Examination Procedures to evaluate BOU's CRA performance. This evaluation covers the period from the prior evaluation, dated January 20, 2021 to the current evaluation dated April 25, 2023.

A full-scope review was conducted for both the Salt Lake City-Provo-Orem CSA AA and the Logan MSA AA. Based on the volume of loans, deposits, and branches, the Salt Lake City-Provo-Orem CSA AA carried the greatest weight in determining the overall CRA Rating. The Logan AA was reviewed as a full-scope area as it was reviewed as a limited-scope area at the prior evaluation. A limited-scope review was conducted for the St. George MSA AA since the bank opened a new branch in Washington County during the review period that resulted in a new AA; however, the AA has a limited amount of loan and deposit activity. Based on the same factors, performance in the St. George MSA AA contributes the least amount of weight to the institution's overall rating. Refer to the individual sections for additional details.

#### **Activities Reviewed**

Examiners determined that the institution's major product lines include home mortgages reported pursuant to the Home Mortgage Disclosure Act (HMDA) and small business loans reported pursuant to the CRA. This conclusion considers the institution's business strategy, loan composition, and the number and dollar volume of loans originated during the evaluation period. BOU's origination of small farm loans and consumer loans were too few to conduct a meaningful analysis. Therefore, small farm and consumer loans are excluded from review.

For the Lending Test, examiners reviewed the universe of reported HMDA and small business loans originated and purchased in calendar years 2021 and 2022. During those 2 years, BOU originated 2,085 HMDA loans totaling approximately \$825.4 million, and 833 small business loans totaling approximately \$119.1 million. Based on the bank's business strategy, defined credit needs within the community, and the bank's lending performance by number and dollar volume, as well as the larger volume of HMDA lending by number and dollar, examiners placed greater weight on the institution's home mortgage lending followed by small business. Additionally, while lending by both number and dollar volume of loans were analyzed, performance by number of loans carries more weight, as it provides a better representation of the number of individuals and businesses served.

Examiners comparison of lending data and performance for 2021 and 2022 did not identify a significant difference in performance; therefore, this evaluation only presents the bank's 2021 lending data. Examiners used the 2015 ACS and 2021 HMDA aggregate data as comparisons for the institutions lending performance for home mortgage loans. Examiners used the 2021 D&B demographic and CRA aggregate data as comparisons for the institutions small business lending performance. During 2021, the number of small business loans increased due to the SBA Payment Protection Program (PPP) loans, which were the result of the COVID-19 pandemic.

The evaluation of CD loans, investments, and services includes all qualified activities since the date of the previous CRA Evaluation dated January 20, 2021 through April 25, 2023. Examiners evaluated BOU's CD loans, investments, and service activities quantitatively based on the institution's financial capacity, as well as qualitatively based on the impact of those activities in BOU's AAs. For the Service Test, examiners reviewed delivery systems for providing retail-banking services, including branches and alternative delivery systems, and the impact of any branch openings/closing during the evaluation period. Additionally, examiners reviewed retail banking products and services targeted toward LMI individuals, or small businesses.

#### **CONCLUSIONS ON PERFORMANCE CRITERIA**

#### **LENDING TEST**

BOU is rated High Satisfactory for the Lending Test. The institution's performance is consistent in the Salt Lake City-Provo-Orem CSA and Logan MSA AAs. Performance in the St. George MSA AA is inconsistent with the overall performance conclusion due to the time the branch has been open and its limited loan and deposit activity.

#### **Lending Activity**

BOU's lending activity reflects good responsiveness to the AA's credit needs. This conclusion is supported by consistent performance in the Salt Lake City-Provo-Orem CSA and Logan MSA AAs. Performance in the St. George MSA AA is inconsistent with the overall performance conclusion. Overall, the bank's home mortgage and small business lending volume decreased on an annualized basis compared to the previous examination. Refer to each respective analysis for details.

#### **Assessment Area Concentration**

BOU made a high percentage of loans in the institutions AAs. This conclusion is based on a majority of HMDA and small business loans by both number and dollar volume made in the AAs. Refer to the following table.

	Lending Inside and Outside of the Assessment Area											
	N	umber o	of Loans			Dollar A						
Loan Category	Inside		Outside		Total	Inside		Outside		Total		
	#	%	#	%	#	\$	%	\$	%	\$(000s)		
Home Mortgage												
2021	1,081	77.0	322	23.0	1,403	416,895	80.7	99,550	19.3	516,445		
2022	509	74.6	173	25.4	682	228,585	74.0	80,355	26.0	308,940		
Subtotal	1,590	76.3	495	23.7	2,085	645,480	78.2	179,905	21.8	825,385		
Small Business												
2021	656	92.7	52	7.3	708	76,670	88.2	10,225	11.8	86,895		
2022	119	95.2	6	4.8	125	27,666	85.9	4,555	14.1	32,221		
Subtotal	775	93.0	58	7.0	833	104,336	87.6	14,780	12.4	119,116		
Total	2,365	81.0	553	19.0	2,918	749,816	79.4	194,685	20.6	944,501		
Source: Bank Data Due to rounding totals may	not aqual li	00.0%		1		1		<u>'</u>				

#### **Geographic Distribution**

BOU's geographic distribution of loans reflects good penetration throughout its AAs. Performance is in the Logan MSA and the St. George MSA AAs are not consistent with the Salt Lake City-Provo-Orem CSA AA. Refer to each respective analysis for details.

#### **Borrower Profile**

BOU's distribution of borrowers reflects adequate penetration among retail customers of different income levels and business of different revenue sizes. Performance was consistent in the Salt Lake City-Provo-Orem CSA and the Logan MSA AAs; however, performance was inconsistent in the St. George MSA AA. Refer to each respective analysis for details.

#### **Innovative or Flexible Lending Practices**

BOU uses innovative or flexible lending practices in order to serve the AA's credit needs. The institution continues to offer loan products and programs that serve the needs of LMI borrowers, small businesses and address CD needs in the AAs. BOU originated 962 innovative or flexible loans totaling \$207.1 million during the review period. While BOU is a not a market leader in innovative or flexile lending practices, BOU offered programs that have benefited the communities they serve. For example, in response to the COVID-19 pandemic the institution originated a significant level of SBA PPP loans to help businesses keep the workforce employed during the pandemic. The following table demonstrates the institution's innovative and flexible lending activity.

	Innovative or Flexible Lending Programs										
Type of Duoguan		2021		2022		2023	Totals				
Type of Program	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)			
SBA 504	9	17,178	10	20,884	0	0	19	38,062			
SBA 7A	0	0	0	0	1	340	1	340			
PPP	595	57,827	0	0	0	0	595	57,827			
Federal Housing Administration (FHA)	78	22,648	59	18,959	16	6,110	153	47,717			
Veterans Association (VA)	43	17,275	29	14,841	3	3,318	75	35,434			
Utah Housing First Home	7	1,844	5	1,510	3	1,060	15	4,414			
Utah Housing Home Again	41	8,921	22	5,558	2	640	65	15,119			
UHC Score Loan	11	1,877	3	398	2	306	16	2,581			
United States Department of Agriculture (USDA)	18	4,476	3	545	2	549	23	5,570			
Totals	802	132,046	131	62,695	29	12,323	962	207,064			
Source: Bank Data			•		•						

- SBA 504 designed to provide financing for the purchase of fixed assets that promote business growth and job creation, which usually means real estate, building and machinery, at below market rates.
- SBA 7A a small business loan issued by a private lender and partially backed by the SBA, which is the most common type of SBA loan. They are an ideal option for business financing due to their long repayment terms and low interest rates. SBA 7(a) loans can be used for a variety of purposes, including working capital, business expansions or purchasing equipment and supplies.

- PPP PPP SBA backed loan that was established by the U.S. government to help businesses keep their workforce employed and to pay interest on mortgages, rent, and utilities during the COVID-19 pandemic.
- FHA issued by private lenders, but backed by the federal government. This allows lenders to offer more favorable loan terms to first-time and LMI homebuyers. The FHA insures mortgage loans issued by private lenders, which protects against losses if the borrower defaults on the mortgage.
- VA a VA loan is a mortgage loan available through a program established by the U.S. Department of Veterans Affairs. With a VA loan, veterans, service members and their surviving spouses can purchase homes with little to no down payment, no private mortgage insurance, and they generally get a competitive interest rate.
- Utah Housing First Home is a loan geared toward homebuyers with a credit score of 660 or higher, who are first-time homebuyers and purchasing a single-unit residence. This program typically has a lower purchase price, income limit, and lower interest rate.
- Utah Housing Home Again this loan is geared toward homebuyers with a credit score of 620 or higher who have previously owned a home or are first-time homebuyers and purchasing a 1-2 unit residence.
- UHC Score Loan "Score" mortgage program is for homebuyers with a credit score of 620 or higher. This mortgage offers homebuyers who have recovered from previous credit challenges a loan that can assist them with the purchase of their home. This program has a purchase price limit and annual income limits based on qualifying income.
- USDA is a mortgage either made or guaranteed by the USDA's Rural Housing Service agency to help LMI households purchase safe and affordable homes in rural areas.

#### **Community Development Loans**

BOU is a leader in making CD loans during the review period. Performance in the Salt Lake City-Provo-Orem CSA AA is consistent with this conclusion; however, the Logan MSA and the St. George MSA AAs are not consistent.

During the evaluation period, BOU originated 52 CD loans in the bank-wide AAs, including broader regional and/or statewide areas, totaling approximately \$361.7 million. BOU's CD lending activity consisted of 21 CD loans totaling approximately \$142.3 million in 2021, 26 CD loans totaling approximately \$165.3 million in 2022, and 5 CD loans totaling approximately \$54.1 million originated year-to-date (YTD) 2023. The total CD lending represents 16.2 percent of average total assets and 23.0 percent of average total loans. Bank performance increased significantly by dollar volume since the previous evaluation, when BOU originated 72 loans for \$269.0 million and represented 18.9 percent of average total assets and 25.4 percent of average total loans.

As a percentage of total assets and total average loans, the ratios went down. However, BOU CD lending performance remains at an outstanding level in consideration of the dollar volume increasing over the prior period, as well as this evaluation period is 14 months shorter than the prior evaluation period. Additionally, BOU's CD lending by dollar volume is higher than similarly situated institutions.

While BOU originated CD loans in all areas, CD loans are primarily focused on revitalization or stabilization needs. BOU made a significant level of large infrastructure direct placement loans to municipalities that provided a solid impact to meet essential needs of the communities the bank serves, particularly those in growing and rural areas. Because of these efforts, the overall total dollar volume of CD lending surpassed the volume noted at the prior evaluation.

The following table illustrates BOUs CD lending over the review period by AA and type of CD activity.

Assessment Area		fordable Iousing	Community Services		Economic Development			vitalize or Stabilize	Totals		
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	
Salt Lake City-Provo- Orem CSA AA	7	25,545	4	37,570	13	29,227	21	231,146	45	323,488	
Logan MSA AA	0	0	0	0	0	0	1	1,700	1	1,700	
St. George MSA AA	0	0	0	0	0	0	0	0	0	0	
Regional/Statewide Activities	1	3,250	0	0	2	8,222	3	25,021	6	36,493	
Total	8	28,795	4	37,570	15	37,449	25	257,867	52	361,681	

As BOU met the CD lending needs within the AAs, regional activities also contributed to CD loan totals. Nationwide lending activity was not considered given the bank does not have a nationwide footprint. The following are notable examples of CD lending efforts at the statewide level:

- BOU originated a \$4.0 million dollar infrastructure loan to provide roads and road improvements to the City of Morgan in Morgan County. Repayment of the loan will be from the County's municipal bond fund.
- BOU originated a \$10.0 million dollar loan to a transit district to support the mass transit and micro transit for individuals throughout Summit County, which is considered a rural area. Various bus routes provide mass transit and micro transit is similar to "Uber" where individuals can be picked up at their home in a minivan and taken to any location within Summit County. All of these services are provided free of charge.
- BOU originated an \$11.0 million dollar loan to facilitate the expansion of the high school in rural Wayne County. The expansion will include technology enhancements for the installation of high-speed fiber-optic cable that will also service Wayne County residents.

#### **INVESTMENT TEST**

The Investment Test is rated High Satisfactory. The institution's overall performance in the Salt Lake City-Provo-Orem CSA AA, Logan MSA AA, and St. George MSA AA is consistent with the overall conclusion.

#### **Investment and Grant Activity**

BOU has a significant level of qualified CD investments, grants and donations, occasionally in a leadership position, particularly those that are not routinely provided by private investors. BOU made 149 investments, grants and donations totaling approximately \$27.5 million. This represents a significant increase by total dollar volume, which was approximately \$7.4 million at the prior examination. Qualified CD investments include the following: \$182,171 from the prior period, \$18.0 million in 2021, \$3.2 million in 2022, and \$5.9 million in 2023. Qualified grants and donations totaled \$201,103 throughout the review period. Total qualified CD investments, grants and donations represents 1.2 percent of average total assets and 9.0 percent of average total securities since the previous evaluation. This performance represents an increase from the previous evaluation where qualified investments represents 0.5 percent of average total assets and 5.6 percent of average total securities. BOU's level of investments and grant activity slightly outperforms similarly situated institutions.

The majority of qualified investments, grants and donations benefited affordable housing totaling \$27.3 million followed by community services for \$189,000. The following table details qualified investments, grants and donations by AA and CD activity type.

Cor	nmunity	Developn	nent In	vestments/	'Donati	ions by Ass	essmen	t Area		
Assessment Area	Affordable Housing		Community Services		Economic Development			talize or abilize	Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Salt Lake City-Provo- Orem CSA AA	26	18,554	0	0	0	0	0	0	26	18,554
Logan MSA AA	1	4,612	0	0	0	0	0	0	1	4,612
St. George MSA AA	1	811	0	0	0	0	0	0	1	811
Regional/Statewide Activities	7	3,361	0	0	0	0	0	0	7	3,361
Subtotal	35	27,338	0	0	0	0	0	0	35	27,338
Qualified Grants & Donations	5	12	109	189	0	0	0	0	114	201
Total	40	27,350	109	189	0	0	0	0	149	27,539
Source: Bank Data	•	•	•		•	•		•	•	•

The following are notable examples of CD investments, grants and donation efforts at the broader regional or statewide level:

• BOU participated with the Utah Housing Corporation (UHC) and invested \$1.0 million in a low-income housing tax credits (LIHTCs) issued through the CROWN (CRedits-to-OWN). CROWN is a rental program for tenants who can purchase their home after a 15-year rental

period. The affordable homes are financed with LIHTCs. CROWN allows renters who become homeowners to accumulate equity in the home with their monthly rent payments. To be eligible to participate in CROWN, the potential homeowner's gross annual income needs to be less than 60 percent of average median income (AMI) based on household size. This investment is comprised of four properties located in Sevier and Millard County, UT.

- BOU participated with the UHC and invested \$483,801 million in a LIHTC issued through the CROWN program. This investment is comprised of five single-family homes in Beaver, UT.
- BOU participated with the UHC and invested \$182,047 in a LIHTC issued through the CROWN program. This investment is comprised of six single-family homes in Kanab, Utah.

#### Responsiveness to Credit and Community Development Needs

The institution exhibits good responsiveness to credit and CD needs. The majority of BOU's new investment activity benefitted affordable housing in the AAs, which is an identified need by the bank and community contacts in all AAs.

#### **Community Development Initiatives**

BOU occasionally uses innovative and complex investments to support CD. The institution uses a variety of investments to serve its AAs. Notable examples include:

- BOU invested in the Community Capital Management Community Impact Bond Fund, which primarily provided affordable housing for LMI individuals in the AA during the review period.
- BOU invested in several LIHTCs that provided affordable housing throughout the AA during the review period.

#### SERVICE TEST

Service Test is rated High Satisfactory. The institution's performance in the Salt Lake City-Provo-Orem CSA AA is consistent with this conclusion and inconsistent with the performance in the Logan MSA AA and the St. George MSA AA.

#### **Accessibility of Delivery Systems**

The bank's delivery systems are accessible to essentially all portions of the institution's AAs. BOU operates 5 branches within LMI CTs, representing 27.8 percent of the bank's branch network. The bank offers online banking and bill pay, 24-hour telephone banking and mobile banking, which includes mobile deposit capabilities. Customers have flexibility in accessing funds through ATMs, as the bank does not charge fees on non-proprietary ATMs.

Tract Income Level	Census Tracts		Popula	Population		nches	ATMs		
	#	%	#	%	#	%	#	%	
Low	24	4.7	92,625	3.7	1	5.6	1	5.6	
Moderate	106	20.9	491,066	19.4	4	22.2	4	22.2	
Middle	223	44.1	1,194,237	47.1	11	61.1	11	61.1	
Upper	149	29.4	748,682	29.5	2	11.1	2	11.1	
NA	4	0.8	9,706	0.4	0	0.0	0	0.0	
Total	506	100	2,536,316	100	18	100	18	100	

BOU offers various alternative delivery services for customers to access banking products and services. The following describes the alternative delivery systems:

- <u>Bank-owned ATMs</u> ATMs are located at each of the bank's 18 branches. All ATMs are deposit taking. BOU customers are also able to access surcharge-free ATMs nationwide that are part of the Money Pass network.
- Online banking BOU maintains an online presence that provides customers access to account management. Bank customers may access accounts online for access to account statements, account balances, as well as making online transfers and bill pay. Additionally, deposit and loan account applications are available online.
- <u>Mobile banking</u> BOU customers have access to deposit and loan accounts through mobile banking applications. Customers may perform functions including transfer of funds in accounts, and pay bills.
- Remote deposit capture This service is available to provide businesses with the ability to make deposits from any location and at any time. This service provides the convenience to businesses and eliminates the need to travel distances to the bank, improves the business cash flow and availability of access to account funds.
- <u>Telephone Banking</u> BOU offers 24-hour customer access via a toll-free number to obtain information on checking accounts, savings accounts, loans, and to transfer funds between existing accounts.
- Mortgage Loan Production Offices The bank has three MLPO's located in Price, Logan and St. George. The Price and Logan offices are located in a LMI CTs. Loan originators located at the MLPO's provide services dedicated to the origination of home loans. The St. George MLPO has six loan originators, the Price MLPO has three loan originators, and the Logan MLPO has two loan originators.

#### **Changes in Branch Locations**

To the extent changes have been made, the institution's record of opening and closing of branches has not adversely impacted the accessibility of its delivery systems, particularly in LMI geographies and/or to LMI individuals. The dispersion of branches changed in one AA since the previous evaluation, with the opening of a new branch in St. George, which is located in a middle-income CT. This branch is within close proximity to a moderate-income CT.

#### Reasonableness of Business Hours and Services

Services, including business hours, do not vary in a way that inconveniences certain portions of the AAs, particularly LMI geographies and/or individuals. All branches are open from 9:00 a.m. - 5:30 p.m.; drive-up window hours are also available during the same timeframe. The City Creek and St. George offices do not offer drive-up services. Branches are not open on Saturdays. All branches offer the bank's full array of business and consumer deposit and lending products. Refer to the Description of Institution for further detail.

#### **Community Development Services**

BOU provides a relatively high level of CD services in its AAs; refer to the table below. A majority of the service hours during this evaluation occurred during 2022, as follows: 501 hours of service were provided in 2021, 661 hours of service were provided in 2022, and 108 service hours were provided in YTD 2023. The majority of service hours were attributed to the Salt Lake City-Provo-Orem CSA AA, where BOU employees provided a relatively high level of service hours to approximately 30 different qualified CD organizations. Overall, service hours at the previous evaluation of 1,905 were higher than the current evaluation's service hours of 1,270. However, when taking the monthly average for the service hours and adjusting them for the same number of months in each review period (41 months at the prior evaluation versus 27 months at the current evaluation); the additional 14 months of service hours show that the bank's hours slightly exceed the number of service hours provided at the prior evaluation. The following table details the bank's CD services hours by AA and by purpose.

	Community Develop	pment Services	by Assessment Ar	ea		
Assessment Area	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals	
	# of Hours	# of	# of Hours	# of Hours	# of Hours	
		Hours				
Salt Lake CSA AA	139	1,037	90	0	1,266	
Logan MSA AA	0	0	0	0	0	
St. George MSA AA	0	4	0	0	4	
Total	139	1,041	90	0	1,270	

The majority of service hours supported community service initiatives, which is an identified CD need in most of the AAs and further demonstrate BOU's responsiveness during the review period.

Please refer to each respective analysis for additional information and notable examples of CD service activities that benefit those AAs.

Notable CD services provided during the evaluation period that benefited the bank-wide AAs include:

- During 2022, BOU's deposit team earned a BankOn certification. BankOn, which is led by a national nonprofit organization, ensures that new account depositors have access to affordable transactional banking accounts.
  - During 2023, the bank will begin offering a new BankOn certified Thrive Account to assist families and individuals that will provide easy access to this affordable bank transaction account. The BankOn account types are targeted to benefit LMI community members and new account holders.
- During the review period, BOU employees volunteered and provided service hours and teamed up with a community service nonprofit organization that services bank-wide AAs. Bank employees volunteered a weekend to bring the Title 1 certified school lunch program (certified as greater than 50 percent student body or greater free lunch program) to various elementary school districts by stocking food for the school lunch programs.

Once a month, BOU volunteers visit Title 1 schools, pass out nutritious non-perishable meals, and fresh produce in lunch bags directly to the eligible student body. The lunch bags also included a take home financial literacy worksheet for their families.

#### DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

The bank's compliance with laws relating to discrimination and other illegal credit practices was reviewed, including the Fair Housing Act and the Equal Credit Opportunity Act. Examiners did not identify any discriminatory or other illegal credit practices.

## SALT LAKE CITY-PROVO-OREM CSA AA – Full-Scope Review

# DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE SALT LAKE CITY-PROVO-OREM CSA AA

The Salt Lake City-Provo-Orem CSA AA is comprised of six contiguous counties, which represent a portion of the Salt Lake City-Provo-Orem CSA #482 located in Northern Utah as designated by the Office of Management and Budget. They are Salt Lake, Box Elder, Weber, Davis, Utah, and Wasatch Counties. There have been no material changes to the AA during the evaluation period.

## **Economic and Demographic Data**

According to the 2015 ACS data, the Salt Lake City-Provo-Orem CSA AA contains 459 CTs: 22 low-, 98 moderate-, 196 middle-, 139 upper-income, and 4 CTs with no income designation. The following table shows the select demographic, housing, and business data for the AA.

Demogr	aphic Infori	nation of tl	ne Assessment	Area		
Assessmen	t Area: Salt	Lake City-	Provo-Orem	CSA AA		
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	459	4.8	21.4	42.7	30.3	0.9
Population by Geography	2,270,623	3.7	20.0	45.2	30.6	0.4
Housing Units by Geography	746,948	3.7	22.2	44.6	29.2	0.4
Owner-Occupied Units by Geography	483,835	1.2	15.9	47.6	35.0	0.2
Occupied Rental Units by Geography	219,067	9.2	35.4	39.4	15.4	0.7
Vacant Units by Geography	44,046	3.5	25.8	37.1	33.5	0.1
Businesses by Geography	252,840	3.6	17.3	41.9	36.8	0.4
Farms by Geography	5,070	2.2	14.8	47.3	35.6	0.1
Family Distribution by Income Level	527,575	19.1	18.1	22.6	40.1	0.0
Household Distribution by Income Level	702,902	21.7	16.9	21.0	40.4	0.0
Median Family Income MSA - 36260 Ogden-Clearfield, UT MSA		\$71,742	Median Hous	ing Value		\$232,267
Median Family Income MSA - 39340 Provo-Orem, UT MSA		\$67,248	Median Gros	s Rent		\$936
Median Family Income MSA - 41620 Salt Lake City, UT MSA		\$71,849	Families Below Poverty Level			8.9%
Median Family Income Non-MSAs - UT		\$64,772				

Source: 2015 ACS and 2021 D&B Data

Due to rounding, totals may not equal 100.0%

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

In August 2021, Utah County experienced environmental disasters that caused a disruption to the AA. Federal Emergency Management Agency (FEMA) declared a fire disaster (FM-5408-UT) and a fire management Assistance Declaration was issued.

During April 2020, FEMA approved an additional \$10.1 million to the Utah Department of Health for the COVID-19 response to the major disaster declaration issued. FEMA provided more than \$314.0 million for the Utah COVID-19 response in Utah. The assistance was made available under a major disaster declaration issued April 4, 2020.

The Bureau of Labor Statistics (BLS) provides data on changes in unemployment rates. Unemployment rates in Utah and the United States have decreased from 2021 to 2022. According to the BLS, as of November 2022, the State of Utah's unemployment rate was the lowest in the nation standing at 2.2 percent, with a national overall unemployment rate of 3.4 percent during the same period. Following the COVID-19 pandemic, the State of Utah unemployment rate was significantly below the national average. The following table illustrates the unemployment rates for the counties in the Salt Lake City CSA AA and for the U.S. national rate for 2021.

County	Assessment Area	<b>Unemployment Rates 2021</b>
Box Elder County	Salt Lake City-Provo Orem CSA	2.5%
Weber County	Salt Lake City-Provo Orem CSA	2.9%
Davis County	Salt Lake City-Provo Orem CSA	2.0%
Salt Lake County	Salt Lake City-Provo Orem CSA	2.8%
Utah County	Salt Lake City-Provo Orem CSA	2.4%
Wasatch County	Salt Lake City-Provo Orem CSA	2.9%
National (12/31/21)	NA	3.9%
Source: BLS April 2023		

The Federal Financial Institutions Examination Council (FFIEC) updates median family income on an annual basis. The low-, moderate-, middle-, and upper-income levels for the AA are presented in the following tables for years 2021 and 2022.

		Median Family Income l	Ranges								
Median Family	Low	Moderate	Middle	Upper							
Incomes	<50%	80% to <120%	>120%								
	Ogden-Clear	field, UT MSA Median Fa	mily Income (36260)								
2021(\$89,400)	<\$44,700	\$44,700 to <\$71,520	\$71,520 to <\$107,280	>\$107,280							
2022(\$99,600)	<\$49,800	\$49,800 to <\$79,680	\$79,680 to <\$119,520	>\$119,520							
	Provo-Orem, UT MSA Median Family Income (39340)										
2021 (\$83,700)	<\$41,850	\$41,850 to \$66,960	\$66,960 to <\$100,440	>\$100,440							
2022 (\$96,000)	<\$48,000	\$48,000 to \$76,800	\$76,800 to <\$115,200	>\$115,200							
	Salt Lake (	City, UT MSA Median Fai	mily Income (41620)								
2021 (\$91,700)	<\$45,850	\$45,850 to <\$73,360	\$73,360 to <\$110,040	>\$110,040							
2022 (\$102,200)	<\$51,100	\$51,100 to <\$81,760	81,760 to <\$122,640	>\$122,640							
Source:FFIEC.gov MFI A	ldjusted Income										

#### **Salt Lake County**

According to Moody's Analytics, as of November 2022, the Salt Lake County economy is slowing. As of this report, the unemployment rate hovers at 2.1 percent. Compared to the labor force two years ago, the labor market concluded this year with stagnant growth. However, the leisure/hospitality and construction sectors have added jobs. While the area has numerous large banks such as Goldman Sachs, Wells Fargo, large tech companies and privately held start-ups with valuations greater than \$1.0 billion, the rise of interest rates and economic uncertainty has kept the financial sector from growing. Technology sectors and start-ups are also encountering difficulty acquiring capital, coupled with volatile equity markets eroding away at venture capital funds. As a result, businesses also cut back on spending by ceasing hiring and layoffs. The residential real estate market has also reflected some cooling. For instance, the rise in higher mortgage rates curbed the housing prices for the first time in a decade. Experts indicated that the price gains over the past two years drove homes to be significantly overvalued. The correction continues to persist as mortgage rates remain elevated and demand falters. Population growth over the past year in the Salt Lake City MSA has reflected a positive trend. The area is attractive to young newcomers providing well-paying professional financial services, high quality of life, and lower costs.

Although the economy is slowing, the area is expected to outpace the state, region and nation. Strengths in the area include a high concentration of high wage jobs in the technology, knowledge based industries, and global growth is sustaining the demand for locally manufactured goods. The workforce is educated and skilled which appeals to venture capital and draws in more startups. Salt Lake is an attractive low-cost alternative destination for business compared to Silicon Valley. Weaknesses include relatively low office space availability. The top employers in the area include University of Utah, Intermountain Healthcare Inc., Walmart Inc., Zions Bancorp., and Delta Airlines.

## **Utah County**

According to Moody's Analytics, Utah County's economy is taking a breather. The pace of net hiring in the last three month has slowly stopped and stands below national, regional and state averages. Construction and healthcare industries stand out, but they have been unable to offset weakness in professional business services and manufacturing, which are suffering the effects of high interest rates and economic uncertainty. An expanding labor force has contributed to a risk in the jobless rate, though the rate is still among the lowest in the nation. Tight labor markets and layoffs in high-wage industries have caused average hourly earnings to drop. Provo's tech services has contracted along the Wasatch front, although the industries employment is still above pre-COVID-19 levels. Venture capital has dried up as rising costs and interest rates, coupled with a volatility in equity markets, have made it difficult for startups to acquire capital. Utah Valley University (UVU) and Brigham Young University (BYU) will be pillars of stability and help to mitigate weakness in tech. The two universities are important sources of income, together employing more than 20,000 workers. Expansion plans call for the universities to double in size over the next two decades as the student population booms.

Although Utah County's overall economy is slowing as higher interest rates cool the high-tech expansion, the education sector is helping to mitigate the negative impact higher interest rates are having on the local economy. Top employers include BYU, UVU, Utah Valley Regional Medical Center, Vivint, and

Walmart, Inc.

## Weber, Davis, and Box Elder Counties

According to the 2023 Utah Economic Report by the Utah Economic Council, the Weber, Davis and Box Elder economies are shifting into lower gear, after a surge in hiring in the third quarter. Job growth slipped below the national average. Healthcare and the outsize public sector are leading the way; job gains are being partially offset by declines in manufacturing and professional/business services. The unemployment rate has edged higher in recent months for the right reason, with labor force growth exceeding both the state and national averages. Meanwhile, the housing market is contracting due to higher mortgage rates. House prices declined in the third quarter while single-family housing starts fell to their lowest level since 2017.

Defense expansions in the federal defense and nondefense sectors will power above-average job growth in the coming year. The federal government are the main drivers of the MSA's employment and economy. Federal defense spending at Hill Air Force Base (AFB) has risen in recent years and has robust federal sector hiring. The benefits of increased defense spending will not fade any time soon. Hill AFB plays a key role in a critical defense initiative to upgrade the nation's nuclear arsenal, which will create hundreds of new public and private sector jobs in the years ahead. The proposed 2023 defense budget includes a 4.6 percent pay increase for military personnel, which will soften the blow from higher prices. Nondefense spending also supports stronger federal hiring in the medium term. Healthcare remains a leading contributor to job growth in the MSA. Top employers include Hill AFB, Department of Treasury, McKay-Dee Hospital and Weber State University.

#### **Wasatch County**

According to Utah.gov, Wasatch County has high employment with many in the community commuting to nearby Midway and Salt Lake City. Increased borrowing costs have slowed residential construction, non-residential construction increased year over year in 2021-2022, led by investment in amusement and recreation construction. County spending remained strong reflecting strength in the main county leisure and hospitality attraction. Wasatch County posted strong nonfarm job growth and unemployment numbers as there are not enough jobs in the city to account for the working population, resulting in a very tight labor market. The Federal Reserve continues to raise interest rates, which puts a damper on growth and inflation, and slows the economy. Construction jobs lead employment gains and support the continued rises in population. Leading County job sectors include finance, government and leisure/hospitality.

## **Competition**

BOU operates in a highly competitive market for financial services and products. There are numerous financial institutions operating within the AA. As of March 2023, there were 13 national banks, 19 state banks, 7 out-of-state banks, 16 state industrial banks, 25 state federal credit unions, and 2 federal savings associations. As a result, BOU has a lot of competition for loans and investments. Competition for CD loans and investments are high and is driven by industrial banks and large nationally chartered banks.

According to the June 30, 2022 FDIC Deposit Market Share Report, 54 institutions operate 377 branches and share \$835.1 billion in deposits within the AA. The five largest institutions in the market include the following: Morgan Stanley Bank, N.A., Ally Bank, UBS Bank U.S.A., American Express N.A, and Goldman Sachs Bank. These top five institutions hold approximately 70 percent of the AA's deposits. BOU operates 16 branches and maintains \$1.7 billion in deposits, representing a 0.2 percent market share, and ranks 22<sup>nd</sup> based on the deposit market share.

## **Community Contact**

Examiners conducted one new community contact based in the Salt Lake City-Provo-Orem CSA AA. The contact is a nonprofit organization that primarily serves LMI families, elderly, and minorities to obtain affordable housing throughout the state of Utah. Inflation and the difficult economic conditions has created a high level of demand for affordable housing as rents has risen at a rapid pace. The primary need for LMI families and individuals is access to more low-income units since there is not enough. LMI families have to commute great distances since housing is more affordable outside of the city limits. Most jobs are located in Salt Lake City, which is where the higher paying jobs are located. The contact indicated that there are opportunities for local banks to participate in down payment and loan assistance. The contact also indicated that financial institutions could offer more financial literacy courses, less stringent requirements for prospective applicants and offering small dollar loan programs.

Examiners leveraged an existing community contact that provides resources for economic development and affordable housing also serving the Salt Lake City-Provo-Orem CSA AA. The contact indicated that the economy is strong, but unemployment rates have risen due to the lack of tourism. Nevertheless, the economy has recovered since the height of the pandemic. Businesses are faced with challenges finding workers as the general population live in more affordable areas, which is further away from the city center. Salt Lake City and the southwest region of the state has the highest concentration of workers with areas in-between both having a sparse workforce. Salt Lake City has high economic performance with some of the highest rates of gross domestic product (GDP) and GDP per capita growth.

The majority of growth in the AA is within the information technology, life sciences and finance industries. As the economy and population are growing, there have been significant increases in cost of living rates. The contact also noted that the area has a housing shortage, which further leads to the lack of afford housing.

## **Credit and Community Development Needs and Opportunities**

Considering information obtained from the community contact, bank management, and demographic and economic data, examiners determined that affordable housing is a primary credit need for the AA. Additionally, examiners identified CD opportunities exist in the AA with down payment assistance for first time homebuyers, and financial literacy education.

## CONCLUSIONS ON PERFORMANCE CRITERIA IN THE SALT LAKE CITY-PROVO-OREM CSA AA

#### LENDING TEST

Lending levels within the bank's Salt Lake City-Provo-Orem CSA AA reflects good responsiveness to the AA credit needs. The geographic distribution of loans reflect good penetration throughout the AA. The distribution of borrowers reflects, given the product lines offered by the institution, good penetration among retail customers of different income levels and business customers of different size. The bank is a leader in making CD loans in the AA.

#### **Lending Activity**

BOU's lending levels reflect good responsiveness to the AA credit needs. BOU originated or purchased 670 home mortgage loans totaling \$296.0 million, 623 small business loans totaling \$73.0 million and 45 CD loans for \$323.5 million during the evaluation period.

According to peer home mortgage data, in 2021, BOU ranked 68<sup>th</sup> out of 569 lenders that reported 316,332 originated or purchased home mortgage loans in the AA, giving the bank a market share of 0.3 percent by number and 0.4 percent by dollar. The bank's home mortgage lending activity trended down across the evaluation period. It is important to note that there is considerable mortgage competition in the Salt Lake City-Provo-Orem CSA AA, especially with the large number of mortgage companies. BOU's performance is comparable to several of the regional banks that share a similar AA.

According to aggregate small business data, in 2021 BOU ranked 18<sup>th</sup> out of 204 lenders that reported 64,891 small business loans in the AA, giving the bank a market share of 1.0 percent by number and 2.9 percent by dollar. The bank's small business lending activity trended down over the review period. The bank competes with many large national banks that dominate this market.

#### **Geographic Distribution**

The institution's geographic distribution of loans reflects overall good penetration throughout the AA. Adequate penetration of home mortgage and excellent penetration in small business loans support this conclusion.

#### **Home Mortgage**

The geographic distribution of home loans reflects adequate penetration throughout the AA. In low-income tracts, the bank's performance is comparable to ACS and aggregate performance. The institution's lending penetration in moderate-income tracts is comparable, but slightly below ACS and aggregate performance.

	Geographic Distri	ibution of Home M	Iortgage Loa	ans		
	Assessment Area:	Salt Lake City-Pr	ovo-Orem C	SA		
Tract Income Level	% of Owner- Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low						
2021	1.2	1.2	12	1.8	6,280	2.1
Moderate						
2021	15.9	13.5	79	11.8	22,375	7.6
Middle						
2021	48.6	51.6	335	50.0	170,295	57.5
Upper						
2021	34.1	33.5	243	36.3	96,965	32.8
Not Available						
2021	0.2	0.2	1	0.1	105	0.0
Totals						
2021	100.0	100.0	670	100.0	296,020	100.0
Source: 2015 ACS; Bank Data, 2021 HM Due to rounding, totals may not equal 1	DA Aggregate Data, ""		070	100.0	270,020	100.0

# **Small Business Loans**

The geographic distribution of small business loans reflects excellent penetration throughout the AA. BOU's lending in LMI tracts significantly outperforms demographic and aggregate data.

		Geographic Dis	tribution of Small	Business L	oans		
	A	ssessment Area	: Salt Lake City-P	rovo-Oren	ı CSA		
Tract Income Level		% of Businesses	Aggregate Performance % of #	#	%	\$(000s)	%
Low							
	2021	3.5	3.3	61	9.8	7,117	9.8
Moderate							
	2021	17.2	16.6	164	26.3	21,289	29.2
Middle							
	2021	42.5	43.9	234	37.6	25,455	34.9
Upper							
	2021	36.4	35.8	160	25.7	18,403	25.2
Not Available							
	2021	0.4	0.4	4	0.6	644	0.9
Totals					-		
	2021	100.0	100.0	623	100.0	72,908	100.0

## **Borrower Profile**

Due to rounding, totals may not equal 100.0%

The distribution of borrowers reflect adequate penetration among retail customers of different income levels and adequate penetration among business customers of different revenue sizes. Adequate home mortgage and small business lending performance support this conclusion.

#### **Home Mortgage**

The distribution of borrowers reflects given the product lines offered by the institution, adequate penetration among retail customers of different income levels. While the bank's performance is below the demographic percentage of families, the bank's performance to LMI borrowers, by number of loans, reflect percentages nearly identical to the aggregate lending levels. A lower aggregate percentage indicates limited lending opportunities to low-income borrowers.

Assessment Area: Salt Lake City-Provo-Orem CSA										
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%				
Low										
2021	19.0	6.0	42	6.3	7,470	2.5				
Moderate		•								
2021	18.2	20.7	136	20.3	37,490	12.7				
Middle										
2021	22.8	25.4	203	30.3	71,445	24.1				
Upper										
2021	40.0	33.1	225	33.6	93,025	31.4				
Not Available										
2021	0.0	14.7	64	9.6	86,590	29.3				
Totals				-						
2021	100.0	100.0	670	100.0	296,020	100.0				

#### **Small Business Loans**

The distribution of borrowers reflects, given the product lines offered by the institution, adequate penetration to business customers of different revenue sizes. While BOU's lending to businesses with gross annual revenues of \$1.0 million or less trailed both demographic and aggregate data, the overall performance still reflects adequate penetration.

The bank's performance was 82.3 percent below the percentage of business data and 38.9 percentage points below aggregate data. The number of SBA PPP loans originated by the institution negatively affected the performance. Although not required to do so, the bank did not report gross annual revenues on the SBA PPP loans. Therefore, examiners were unable to analyze lending to small businesses. Of the 623 loans made to small businesses, 500 were under the SBA PPP. To neutralize the impact of the SBA PPP lending, examiners adjusted the performance ratio by excluding PPP loans from the total lending volume. When SBA PPP loans were excluded from the analysis, the lending penetration improved to 32.5 percent by number, which is modestly below the aggregate data. Considering the competition in the AA, market share, and economic factors, the bank's performance is adequate.

Distribu	tion of Small Bu	siness Loans by G	ross Annual	Revenue Ca	tegory	
	Assessment A	rea: Salt Lake Cit	y-Provo-Or	em CSA		
Gross Revenue Level	% of Businesses	Aggregate Performance % of #	#	%	\$(000s)	%
<=\$1,000,000				•		
2021	88.7	45.3	40	6.4	14,155	19.4
>\$1,000,000		·				
2021	3.3		83	13.3	15,970	21.9
Revenue Not Available				•		
2021	7.9		500	80.3	42,783	58.7
Totals				•		
2021	100.0	100.0	623	100.0	72,908	100.0
Source: 2021 D&B Data; Bank Data	a; 2021 CRA Aggrego	ate Data; "" data not a	vailable.	1	ı	

Due to rounding, totals may not equal 100.0%

#### **Community Development Loans**

BOU is a leader in making CD loans in the Salt Lake City-Provo Orem CSA AA; refer to the following table. The bank's CD lending by dollar volume increased since the prior evaluation.\* BOUs performance was significantly higher than similarly situated institutions. The majority of the AA CD loans targeted revitalize or stabilize initiatives, which is an identified credit need within the AA.

Activity Year	Affordable Housing			Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	
2021	5	21,858	2	2,450	3	8,824	9	104,225	19	137,357	
2022	2	3,687	2	35,120	8	15,453	10	88,796	22	143,056	
YTD 2023	0	0	0	0	2	4,950	2	38,125	4	43,075	
Regional/State- wide Activities	0	0	0	0	0	0	0	0	0	0	
Total	7	25,545	4	37,570	13	29,227	21	231,146	45	323,488	

<sup>\*</sup> The scope of review conducted by the Federal Reserve differs compared to this performance evaluation. During the 2021 prior evaluation, the Salt Lake City MSA and the Ogden-Clearfield MSA AAs were evaluated as separate full-scope areas, while Provo-Orem and Wasatch counties were evaluated as limited-scope areas. There is no documentation in the prior evaluation on the volume of CD loan activity in limited-scope areas. At the prior 2021 evaluation, the bank made 25 CDL loans for \$93.5 million in the Salt Lake MSA AA and 29 CD loans for \$105.9 million in the Ogden -Clearfield MSA AA.

The following are notable examples of CD loans originated during the evaluation period:

BOU originated a \$1.4 million dollar loan to a federally recognized tribe residing in Utah and Idaho. The tribe controls a 190-acre reservation in Washakie, Utah, with an office in

Brigham City in Box Elder County. This financing will allow the Tribe to move their main headquarter office to Ogden, Utah, which is located in a low-income CT.

- BOU originated a \$21.7 million dollar infrastructure loan in the Ogden-Clearfield MSA to finance a redevelopment project within the city of Clearfield. The redevelopment included constructing roads, utilities, and enhancing a community's esthetics to spur residential and commercial development in the city.
- BOU participated \$15.0 million dollar loan with another local financial institution to support a Division of Labor job program and bring employment training and services to LMI individuals with disabilities, correctional facilities, and detention workforce sites.

#### INVESTMENT TEST

The institution has a significant level of qualified CD investments and grants in the Salt Lake City-Provo-Orem CSA AA. The institution exhibits good responsiveness to credit and CD needs. The institution occasionally uses innovative and complex investments to support CD initiatives.

## **Investment and Grant Activity**

BOU has a significant level of qualified CD investments and grants and is occasionally in a leadership position, particularly those that are not routinely provided by private investors. During the evaluation period, BOU made 26 investments totaling \$18.6 million and made 99 grants and donations totaling \$185,000. This performance is stronger compared to the previous evaluation where BOU made a total of \$7.2 million in investments, donations and grants. Similar to the previous evaluation, the majority of BOU's investment benefited affordable housing, an identified AA need, followed by community services. The following table details BOU's investments, grants and donations by the year and CD type.

Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
·	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Prior Period	1	182	0	0	0	0	0	0	1	182
2021	18	16,422	0	0	0	0	0	0	18	16,422
2022	5	862	0	0	0	0	0	0	5	862
YTD 2023	2	1,088	0	0	0	0	0	0	2	1,088
Subtotal	26	18,554	0	0	0	0	0	0	26	18,554
Qualified Grants & Donations	5	12	94	173	0	0	0	0	99	185
Total	31	18,566	94	173	0	0	0	0	125	18,739

The following are notable examples of investments and donations made in the Salt Lake City-Provo-Orem CSA AA.

- BOU invested \$3.0 million in a Community Impact Bond Fund that financed a multifamily affordable housing property in Murray, UT. All 456 residential units are reserved for low-income individuals with income below 80 percent of the AMI, 259 units below 60 percent of the AMI, and 16 units below 50 percent of AMI.
- BOU invested \$1.0 million in a Community Impact Bond Fund that financed an affordable housing complex in West Jordan, UT. All 98 apartment units are designated for LMI housing contracted with Housing Urban Development. The property features energy efficient appliances, water heaters, energy conservation devices and programmable thermostats to help the residents maintain a lower utility bill.
- BOU partnered with the UHC and invested \$4.3 million in a LIHTC for the construction of two affordable housing properties located in Ogden, UT. The project consists of 128 units restricted to LMI individuals.

## Responsiveness to Credit and Community Development Needs

BOU exhibits good responsiveness to credit and community economic development needs in the Salt Lake City-Provo-Orem CSA AA. The bank's investments primarily supported affordable housing needs of the AA. The bank's CD grants and donations primarily supported community services needs of the AA.

#### **Community Development Initiatives**

The institution occasionally uses innovative and complex investments to support CD initiatives. Refer to the bank-wide AA analysis for further detail.

#### SERVICE TEST

BOU is rated "High Satisfactory" in the Service Test in the Salt Lake City-Provo-Orem CSA AA.

#### **Accessibility of Delivery Systems**

Delivery systems are accessible to essentially all portions of the institution's AA. The branch distribution and alternate delivery systems in the Salt Lake City-Provo-Orem CSA AA are consistent with the institution overall. BOU operates 15 full-service branches and ATM's in this AA. The bank operates 5 branches, or 33.3 percent of the branch network, within LMI CTs.

#### **Changes in Branch Locations**

To the extent changes have been made, the bank's opening and closing of branches has not adversely affected the accessibility of its delivery systems, particularly in LMI geographies and/or LMI individuals. No branches were opened, closed, or relocated in the AA during the review period.

#### Reasonableness of Business Hours and Services

Services and business hours do not vary in a way that inconveniences certain portions of the AA, particularly LMI geographies and/or individuals. Products and services offered in the AA are

consistent with the bank overall. Branch lobby hours do not vary, with service offered from 9:00 a.m. to 5:30 p.m. Monday through Friday. Fourteen of the fifteen branches offers drive-up services and the one that does not is located in a middle-income CT.

## **Community Development Services**

BOU provides a relatively high level of CD services in the Salt Lake City-Provo-Orem CSA AA. During the evaluation period, BOU senior management and staff provided, 1,243 hours of qualified CD services to a variety of CD organizations and programs that serve the needs of LMI individuals and small businesses. The vast majority of CD services provided consist of community service activities to organizations that target LMI individual's needs within the AA. The table below presents the bank's CD service activity for the Salt Lake City-Provo-Orem CSA AA.

	(	Community Developm	ent Services by Year		
Activity	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
Year	# of Hours	# of Hours	# of Hours	# of Hours	# of Hours
2021	65	397	39	0	501
2022	55	554	48	0	657
2023 (YTD)	19	86	3	0	108
Total	139	1,037	90	0	1,266
Source: Bank Reco	ords 1/19/2021 - 04/17/202.	3			•

The following are notable examples of CD services provided by bank employees that benefit the Salt Lake City-Provo-Orem CSA AA:

- Throughout the evaluation period, several bank employees served on either the Board or teaching financial literacy for an organization dedicated to providing education, nutrition, mentoring and other services to LMI families.
- Members of BOU's senior management served on the Board of an organization with a mission to provide education on affordable housing solutions and improving housing quality for LMI families.
- Senior management team spent several evenings volunteering in concert with a local CD service organization as overnight hosts for local families in need of shelter. This is a service event, which was spearheaded by a former chief lending officer and a Board member of the CD organization.

## **LOGAN MSA AA – Full-Scope Review**

# DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE LOGAN MSA AA

The Logan MSA AA is located in the northern part of the state and extends to the Idaho border. The Wellsville Mountains are to the west and the Bear River Mountains cover the eastern half of Cache County. The AA consists of Cache County in its entirety. There have been no material changes in the AA during the evaluation period.

## **Economic and Demographic Data**

According to the 2015 ACS data, the Logan MSA AA contains a total of 26 CTs: 2 low-, 5 moderate-, 11 middle-, and 8 upper-income CTs. The following table shows select demographic, housing, and business data for the AA.

Demogr	aphic Infor	mation of t	he Assessment	Area		
,	Assessment	Area: Loga	an MSA AA			
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	26	7.7	19.2	42.3	30.8	0.0
Population by Geography	117,449	6.8	22.2	40.2	30.8	0.0
Housing Units by Geography	38,715	7.0	25.1	39.0	28.9	0.0
Owner-Occupied Units by Geography	23,289	1.5	12.7	47.3	38.6	0.0
Occupied Rental Units by Geography	12,396	17.0	47.8	24.9	10.3	0.0
Vacant Units by Geography	3,030	8.7	27.5	32.4	31.3	0.0
Businesses by Geography	11,535	6.3	19.3	39.6	34.8	0.0
Farms by Geography	501	1.8	7.2	61.3	29.7	0.0
Family Distribution by Income Level	26,545	19.4	18.5	22.5	39.5	0.0
Household Distribution by Income Level	35,685	21.4	18.0	19.7	40.9	0.0
Median Family Income MSA - 30860 Logan, UT-ID MSA		\$59,129	Median Hous	Median Housing Value		
			Median Gross	s Rent		\$701
			Families Belo	ow Poverty L	evel	10.8%

Source: 2015 ACS and 2021 D&B Data

Due to rounding, totals may not equal 100.0%

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

There were no federal disasters in the AA during the evaluation period.

The BLS provides data on changes in unemployment rates. According to the BLS, during 2021, Cache County's 2021 unemployment rate stood at 2.1 percent. Beginning in 2022 and following the

COVID-19 pandemic, the MSA's unemployment rate hovered between 2.0 and 2.1 percent, which was significantly below the national average of 4.3 percent. The BLS also indicates that the MSA's hourly wages are significantly below the nation hourly rate. During May 2021, hourly workers in the Logan MSA earned an average hourly wage of \$22.03 per hour, which is below the national average hourly rate of \$28.01 over the same period.

## Logan, UT MSA

According to Moody's Analytics of July 2022, the economy is stable with above average hiring compared to the state and national averages. The gains in hiring are primarily concentrated in leisure/hospitality services. The tight labor market and rise of average hourly earnings has narrowed the gap with areas such as Salt Lake City and Provo. The demographics and low business costs attracts new firms, venture capital and talent in the area. Although the area lacks a highly skilled labor force, the low cost structure is appealing. For example, as the population continues to grow, high wage employment is a possibility as potential technology firms relocate to lower cost areas. The housing market remains a solid contributor to the local economy. When interest rates were low, there was a surge in housing demand, which led to new home construction. Since then rates have risen causing the housing market to slow along with weak demand and a higher level of singlefamily homes. As a result, the increased inventory will push housing prices lower. Lower housing prices presents an attractive opportunity for first-time homebuyers that have been priced out of the market over the last two years. The strengths of the area include the presence of Utah State University and a low cost of doing business. Weaknesses include limited access to major metro areas and lack of high wage employment. The top employers include Utah State University, Conservice, Swift Beef Company, Schreiber Foods, and Intermountain Health Care.

## **Competition**

The AA is highly competitive for financial services. According to the June 30, 2022 FDIC Deposit Market Share Report, 10 institutions operate 24 branches inside the market area and share \$3.0 billion in deposits within the AA. The top 5 institutions by deposit market share include the following: Cache Valley Bank, Zions Bancorp, Wells Fargo Bank, Glacier Ban and J P Morgan Chase Bank. According to this data, BOU operates 2 branches and maintain \$137.0 million in deposits, representing 4.4 percent of the total deposits in the AA and ranks 6<sup>th</sup> based on market share.

#### **Community Contacts**

Refer to the Salt Lake City CSA AA.

#### **Credit and Community Development Needs and Opportunities**

Considering information obtained from the community contact, bank management, and demographic and economic data, examiners determined that affordable housing is a primary credit need for the AA. Additionally, examiners identified CD opportunities exist in the AA with down payment assistance for first-time homebuyers and financial literacy education.

## CONCLUSIONS ON PERFORMANCE CRITERIA IN THE LOGAN MSA AA

#### **LENDING TEST**

Lending levels within the bank's Logan MSA AA reflects good responsiveness. The geographic distribution of loans reflect good penetration throughout the AA. The distribution of borrowers reflects adequate penetration. The bank is a leader in making CD loans in the AA.

#### **Lending Activity**

BOU's lending levels reflect good responsiveness to the AA credit needs. BOU originated or purchased 344 home mortgage loans totaling \$101.3 million, 21 small business loans totaling \$2.7 million, and 1 CD loan for \$1.7 million during the evaluation period. Performance is compared with aggregate lending data.

According to peer home mortgage data, in 2021 BOU ranked 10<sup>th</sup> out of 255 lenders that reported 12,530 originated or purchased home mortgage loans in the AA, giving the bank a market share of 3.3 percent by number and 3.8 percent by dollar. The bank's home mortgage lending activity trended down across the evaluation period. It is important to note that considerable competition in the Logan MSA AA, especially with the large number of mortgage companies. BOU's home mortgage lending performance is slightly below a similarly situated bank within the AA. This similarly situated institution is headquartered in this AA.

According to aggregate small business data, in 2021 BOU ranked 17<sup>th</sup> out of 61 lenders that reported 3,263 small business loans in the AA, giving the bank a market share of 0.6 percent by number and 1.5 percent by dollar. The bank's small business lending activity trended down over the review period. The bank competes with many large national banks that dominate this market. BOU's small business lending performance is outpaced by the similarly situated bank, which is headquartered within this AA.

#### **Geographic Distribution**

The institution's geographic distribution of loans reflects adequate penetration throughout the AA. Adequate penetration of home mortgage and good penetration in small business loans support this conclusion.

#### **Home Mortgage**

The geographic distribution of home loans reflects adequate penetration throughout the AA. In low-income tracts, the bank's performance is comparable to ACS and aggregate performance. The institution's lending penetration in moderate-income tracts are comparable, but slightly below ACS and aggregate performance.

Geographic Distribution of Home Mortgage Loans											
	Assessm	nent Area: Logan N	MSA								
Tract Income Level	% of Owner- Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%					
Low		-									
2021	1.5	1.9	5	1.5	1,135	1.1					
Moderate		-									
2021	12.7	12.3	35	10.2	8,335	8.2					
Middle											
2021	47.3	48.9	159	46.2	43,535	43.0					
Upper		-									
2021	38.6	36.9	145	42.2	48,325	47.7					
Not Available		-									
2021	0.0	0.0	0	0.0	0	0.0					
Totals											
2021	100.0	100.0	344	100.0	101,330	100.0					

#### **Small Business**

The geographic distribution of small business loans reflects good penetration throughout the AA. BOU did not originate any small business loans in low-income tracts. However, the institution's lending penetration in moderate-income tracts significantly exceeds demographic and aggregate data.

		Geographic Dis	tribution of Small	Business I	oans		
		Assess	sment Area: Logan	MSA			
Tract Income Level		% of Businesses	Aggregate Performance % of #	#	%	\$(000s)	%
Low					•	•	
	2021	6.3	4.8	0	0.0	0	0.0
Moderate			-				
	2021	19.3	18.4	7	33.3	697	26.0
Middle							
	2021	39.6	42.8	10	47.6	1,098	41.0
Upper							
	2021	34.8	34.0	4	19.0	883	33.0
Not Available			-				
	2021	0.0	0.0	0	0.0	0	0.0
Totals			-				
	2021	100.0	100.0	21	100.0	2,678	100.0
Source: 2021 D&B Data; Ba	ank Data; 20		Data, "" data not availa	ble.			

## **Borrower Profile**

Due to rounding, totals may not equal 100.0%

The distribution of borrowers reflects given the product lines offered by the institution, adequate penetration among retail customers of different income levels and business customers of different revenue sizes.

## Home Mortgage

The distribution of borrowers reflects given the product lines offered by the institution, adequate penetration among retail customers of different income levels and business customers of different revenue sizes. While the bank's performance is below the demographic percentage of families, the bank's performance to LMI borrowers reflect percentages slightly above aggregate lending levels.

	Ass	essment Area: Log	gan MSA			
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low						
2021	19.4	3.2	16	4.7	2,470	2.4
Moderate						
2021	18.5	15.5	61	17.7	15,025	14.8
Middle						
2021	22.5	23.8	111	32.3	29,905	29.5
Upper						
2021	39.5	40.2	151	43.9	52,405	51.7
Not Available						
2021	0.0	17.3	5	1.5	1,525	1.5
Totals				-		
2021	100.0	100.0	344	100.0	101,330	100.0

#### **Small Business**

The distribution of borrowers reflects given the product lines offered by the institution, adequate penetration among retail customers of different income levels and business customers of different revenue sizes. While BOU's lending to business with gross annual revenues of \$1.0 million or less trailed both demographic and aggregate data, the overall performance is adequate.

The bank's performance was 63 percentage points below the percentage of businesses and 27.4 percentage points below aggregate data. The number of SBA PPP loans originated by the institution negatively affected the performance. Although not required to do so, the bank did not report gross annual revenues on the SBA PPP loans. Therefore, the examiners were unable to analyze lending to small businesses. Of the 21 loans made to small businesses 12 were under the SBA PPP. To neutralize the impact of SBA PPP lending, examiners adjusted the performance ratio by excluding PPP loans from the total lending volume. When SBA PPP loans were excluded from the analysis, the lending penetration improved to 55.5 percent by number, which is slightly above the aggregate data. Considering the competition in the AA, market share, and economic factors, the bank's performance is adequate.

Distribut	ion of Small Bu	siness Loans by Gr	oss Annua	l Revenue Ca	itegory	
	As	sessment Area: Log	gan MSA			
Gross Revenue Level	% of Businesses	Aggregate Performance % of #	#	%	\$(000s)	%
<=\$1,000,000				•		
2021	86.8	51.2	5	23.8	1,094	40.9
>\$1,000,000						
2021	3.3		4	19.0	619	23.1
Revenue Not Available						
2021	9.9		12	57.1	965	36.0
Totals						
2021	100.0	100.0	21	100.0	2,678	100.0

# Community Development Loans

Overall, BOU is a leader in making CD loans bank-wide, but the bank's CD lending in the AA is lower than the bank-wide level; refer to the table below. The bank's CD lending levels in the AA is consistent with the previous evaluation level. While the bank only originated one CD loan in the AA, the purpose does an excellent job in supporting the community redevelopment needs in a moderate-income area within a designated opportunity zone. There are fewer lending opportunities in the AA given the rural demographics and the volume of banks in the AA.

	Community Development Lending												
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals				
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)			
2021	0	0	0	0	0	0	1	1,700	1	1,700			
2022	0	0	0	0	0	0	0	0	0	0			
YTD 2023	0	0	0	0	0	0	0	0	0	0			
Total	0	0	0	0	0	0	1	1,700	1	1,700			
Source: Bank Data													

• BOU originated a \$1.7 million dollar SBA 504 loan to finance the purchase of a multi-tenant commercial building. The building is located in the downtown historic district in a moderate-income CT within one of the two opportunity zones designated in Cache County. Available incentives include tax incremental financing, municipal assistance for infrastructure, and CD block grant CDFI for the planned development to revitalize this area.

#### **INVESTMENT TEST**

The institution has a significant level of qualified CD investments and grants in the Logan MSA AA. The institution exhibits good responsiveness to credit and CD needs. The institution occasionally uses innovative and complex investments to support CD initiatives.

#### **Investment and Grant Activity**

BOU has a significant level of qualified CD investments and grants and is occasionally in a leadership position, particularly those that are not routinely provided by private investors. During the evaluation period, BOU made 6 investments totaling \$4.6 million and made 4 grants and donations totaling \$9,000. This performance is stronger compared to the previous evaluation where BOU made a total of \$22,793 in investments, donations and grants. Similar to the previous evaluation, the majority of BOU investment benefited affordable housing, an identified AA need followed by community services. The following table details BOU's investments, grants and donations by year and CD type.

Activity Year	Affordable Housing			Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	
Prior Period	0	0	0	0	0	0	0	0	0	0	
2021	0	0	0	0	0	0	0	0	0	0	
2022	0	0	0	0	0	0	0	0	0	0	
YTD 2023	1	4,612	0	0	0	0	0	0	1	4,612	
Subtotal	1	4,612	0	0	0	0	0	0	1	4,612	
Qualified Grants & Donations	0	0	4	9	0	0	0	0	4	9	
Total	1	4,612	4	9	0	0	0	0	6	4,621	

The following are notable examples of investments and donations made in the AA:

- BOU invested in a mortgage backed security totaling \$4.6 million that benefited a
  multifamily affordable housing property in Cache County, UT. The units on the property is
  restricted to LMI households or individuals.
- BOU donated \$6,000 to Utah State University, which benefited community services and provided financial aid to LMI students.
- BOU donated \$2,500 to a child and family support center that benefited community services. The funds helped to provide a safe shelter for children in crises, and establish educational workshops and therapy for all families in need.

#### Responsiveness to Credit and Community Development Needs

BOU exhibits good responsiveness to credit and community economic development needs in the Logan MSA AA. The bank's investments primarily supported affordable housing needs of the AA. The bank's CD grants and donations primarily supported community services needs of the AA.

## **Community Development Initiatives**

The institution occasionally uses innovative and complex investments to support CD initiatives. Refer to the bank-wide analysis for further detail.

#### **SERVICE TEST**

BOU is rated "Low Satisfactory" in the Service Test in the Logan MSA AA.

#### **Accessibility of Delivery Systems**

Delivery systems are accessible to essentially all portions of the Logan MSA AA. The branch distribution and alternate delivery systems in the AA are consistent with the institution overall. BOU operates two full-service branches and ATMs in the AA and both are located in middle-income CTs.

#### **Changes in Branch Locations**

To the extent changes have been made, the institution's opening and closing of branches has not adversely affected the accessibility of its delivery systems, particularly in LMI geographies and/or LMI individuals. No branches were opened, closed, or relocated in the Logan MSA AA during the review period.

#### Reasonableness of Business Hours and Services

Services and business hours do not vary in a way that inconveniences certain portions of the AA, particularly LMI geographies and/or individuals. Products and services offered in the AA are consistent with the bank overall. Branch lobby hours do not vary, with service offered from 9:00 a.m. to 5:30 p.m. Monday through Friday. Both of the branches offer drive-up services.

## **Community Development Services**

The bank provided no CD services in the Logan MSA AA.

## **OTHER ASSESSMENT AREAS – Limited-Scope Review**

## CONCLUSIONS ON PERFORMANCE CRITERIA IN THE LIMITED-SCOPE REVIEW ASSESSMENT AREA

## St. George MSA AA – Limited-Scope Reviews

The following table summarizes the bank's performance in the limited-scope AA as compared to its overall performance. The following conclusion is based on a review of available facts and data, aggregate lending comparison, and demographic information. The conclusion did not alter the bank's overall performance rating.

Assessment Area	Lending Test	Investment Test	Service Test
St. George	Below	Consistent	Consistent

The following facts and data support the conclusions for the limited-scope AA. The institution operates one full-service branch located in a middle-income tract in the AA. Branch locations did not change in the AA during the review period.

Activity	#	\$ (000's)
Small Business Loans	12	1,084
Home Mortgage Loans	67	19,545
Community Development Loans	0	0
Investments (New)	1	811
Donations	4	4
CD Services	4 (hours)	NA
Source: Bank Data		

Washington County is now Utah's fifth largest and is experiencing significant growth primarily driven by baby boomer retirees, as well as a migration accelerated by the COVID-19 pandemic. Washington County is located at the southern west corner of the state. The St. George MSA is large and much of the land is rural.

The AA is competitive for financial services. BOU is new to Washington County and opened one branch in the AA during September 2021. According to the June 30, 2022 Market Share Report, 9 banks operate in the AA, compete for loans and share \$13.3 billion in deposits. The top four institutions include Zions Bancorp, Wells Fargo Bank, Cache Valley Bank, and the State Bank of Southern Utah. Together they share nearly 80 percent of the deposits within the AA. BOU has one branch that was opened during September 2021 with \$13.3 million in deposits. This represents 0.32 percent of the AA's deposits and ranks 9th based on market share.

In 2021, BOU ranked 57<sup>th</sup> out of 350 lenders that reported 27,140 originated or purchased home mortgage loans in the AA, giving the bank a market share of 0.3 percent by number and 0.3 percent by dollar.

In 2021, BOU ranked 24<sup>th</sup> out of 85 lenders that reported 6,273 small business loans in the AA, giving the bank a market share of 0.2 percent by number, and 0.5 percent by dollar.

# **Geographic Distribution**

		Geographic Distri	ibution of Home M	ortgage Lo	ans		
		Assessme	nt Area: St George	MSA			
Tract Income Level		% of Owner- Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low							
	2021	0.0	0.0	0	0.0	0	0.0
Moderate					•	•	
	2021	5.5	3.9	1	1.5	195	1.0
Middle					•	•	
	2021	82.1	84.9	58	86.6	16,930	86.6
Upper							
	2021	12.4	11.2	8	11.9	2,420	12.4
Not Available							
	2021	0.0	0.0	0	0.0	0	0.0
Totals					-		
	2021	100.0	100.0	67	100.0	19,545	100.0

Due to rounding, totals may not equal 100.0%

		Geographic Dis	tribution of Small	Business I	Loans		
		Assessm	nent Area: St Geor	ge MSA			
Tract Income Level		% of Businesses	Aggregate Performance % of #	#	%	\$(000s)	%
Low							
	2021	0.0	0.0	0	0.0	0	0.0
Moderate							
	2021	6.5	5.0	1	8.3	50	4.6
Middle							
	2021	82.0	84.0	11	91.7	1,034	95.4
Upper							
	2021	11.6	11.0	0	0.0	0	0.0
Not Available							
	2021	0.0	0.0	0	0.0	0	0.0
Totals							
	2021	100.0	100.0	12	100.0	1,084	100.0

Source: 2021 D&B Data; Bank Data; 2021 CRA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%

# **Borrower Profile**

Distr	ribution of Home	Mortgage Loans l	oy Borrowo	er Income Le	vel							
Assessment Area: St George MSA												
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%						
Low												
2021	17.7	3.3	4	6.0	470	2.4						
Moderate												
2021	19.6	12.2	13	19.4	3,195	16.3						
Middle												
2021	23.3	20.0	15	22.4	3,955	20.2						
Upper												
2021	39.3	43.6	34	50.7	11,210	57.4						
Not Available												
2021	0.0	20.9	1	1.5	715	3.7						
Totals												
2021	100.0	100.0	67	100.0	19,545	100.0						

Assessment Area: St George MSA						
Gross Revenue Level	% of Businesses	Aggregate Performance % of #	#	%	\$(000s)	%
<=\$1,000,000						
2021	89.6	52.2	2	16.7	350	32.3
>\$1,000,000						
2021	2.4		0	0.0	0	0.0
Revenue Not Available						
2021	8.0		10	83.3	734	67.7
Totals		<u> </u>		-		
2021	100.0	100.0	12	100.0	1,084	100.0

#### **APPENDICES**

#### LARGE BANK PERFORMANCE CRITERIA

#### **Lending Test**

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) through its lending activities by considering a bank's home mortgage, small business, small farm, and community development lending. If consumer lending constitutes a substantial majority of a bank's business, the FDIC will evaluate the bank's consumer lending in one or more of the following categories: motor vehicle, credit card, other secured, and other unsecured. The bank's lending performance is evaluated pursuant to the following criteria:

- 1) The number and amount of the bank's home mortgage, small business, small farm, and consumer loans, if applicable, in the bank's assessment area;
- 2) The geographic distribution of the bank's home mortgage, small business, small farm, and consumer loans, if applicable, based on the loan location, including:
  - i. The proportion of the bank's lending in the bank's assessment area(s);
  - ii. The dispersion of lending in the bank's assessment areas(s); and
  - iii. The number and amount of loans in low-, moderate-, middle- and upper-income geographies in the bank's assessment area(s);
- 3) The distribution, particularly in the bank's assessment area(s), of the bank's home mortgage, small business, small farm, and consumer loans, if applicable, based on borrower characteristics, including the number and amount of:
  - i. Home mortgage loans low-, moderate-, middle- and upper-income individuals
  - ii. Small business and small farm loans to businesses and farms with gross annual revenues of \$1 million or less;
  - iii. Small business and small farm loans by loan amount at origination; and
  - iv. Consumer loans, if applicable, to low-, moderate-, middle- and upper-income individuals;
- 4) The bank's community development lending, including the number and amount of community development loans, and their complexity and innovativeness; and
- 5) The bank's use of innovative or flexible lending practices in a safe and sound manner to address the credit needs of low- and moderate-income individuals or geographies.

#### **Investment Test**

The Investment Test evaluates the institution's record of helping to meet the credit needs of its assessment area(s) through qualified investments that benefit its assessment area(s) or a broader statewide or regional area that includes the bank's assessment area(s). Activities considered under the Lending or Service Test may not be considered under the investment test. The bank's investment performance is evaluated pursuant to the following criteria:

- 1) The dollar amount of qualified investments;
- 2) The innovativeness or complexity of qualified investments;
- 3) The responsiveness of qualified investments to available opportunities; and

4) The degree to which qualified investments are not routinely provided by private investors.

#### **Service Test**

The Service Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by analyzing both the availability and effectiveness of the bank's systems for delivering retail banking services and the extent and innovativeness of its community development services.

The bank's retail banking services are evaluated pursuant to the following criteria:

- 1) The current distribution of the bank's branches among low-, moderate-, middle-, and upper-income geographies;
- 2) In the context of its current distribution of the bank's branches, the bank's record of opening and closing branches, particularly branches located in low- or moderate-income geographies or primarily serving low- or moderate-income individuals;
- 3) The availability and effectiveness of alternative systems for delivering retail banking services (*e.g.*, RSFs, RSFs not owned or operated by or exclusively for the bank, banking by telephone or computer, loan production offices, and bank-at-work or bank-by-mail programs) in low- and moderate-income geographies and to low- and moderate-income individuals; and
- 4) The range of services provided in low-, moderate-, middle-, and upper-income geographies and the degree to which the services are tailored to meet the needs of those geographies.

The bank's community development services are evaluated pursuant to the following criteria:

- 1) The extent to which the bank provides community development services; and
- 2) The innovativeness and responsiveness of community development services.

# **SCOPE OF EVALUATION**

#### Bank of Utah

## **Scope of Examination:**

Full-scope reviews were performed on the following AAs within the noted rated areas: State of Utah:

Salt Lake City-Provo-Orem CSA AA Logan MSA AA

**Time Period Reviewed:** 1/20/2021 to 4/25/2023

**Products Reviewed:** 

Home Mortgage Loans: (1/1/2021 - 12/31/2022) Small Business Loans: (1/1/2021 - 12/31/2022)

#### **GLOSSARY**

**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.

**American Community Survey (ACS):** A nationwide United States Census survey that produces demographic, social, housing, and economic estimates in the form of five year estimates based on population thresholds.

**Area Median Income:** The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

**Assessment Area:** A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

**Census Tract:** A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

**Combined Statistical Area (CSA):** A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

**Community Development:** For loans, investments, and services to qualify as community development activities, their primary purpose must:

- (1) Support affordable housing for low- and moderate-income individuals;
- (2) Target community services toward low- and moderate-income individuals;
- (3) Promote economic development by financing small businesses or farms; or
- (4) Provide activities that revitalize or stabilize low- and moderate-income geographies, designated disaster areas, or distressed or underserved nonmetropolitan middle-income geographies.

Community Development Corporation (CDC): A CDC allows banks and holding companies to make equity type of investments in community development projects. Bank CDCs can develop innovative debt instruments or provide near-equity investments tailored to the development needs of the community. Bank CDCs are also tailored to their financial and marketing needs. A CDC may purchase, own, rehabilitate, construct, manage, and sell real property. Also, it may make equity or debt investments in development projects and in local businesses. The CDC activities are expected to directly benefit low- and moderate-income groups, and the investment dollars should not represent an undue risk on the banking organization.

Community Development Financial Institutions (CDFIs): CDFIs are private intermediaries (either for profit or nonprofit) with community development as their primary mission. A CDFI facilitates the flow of lending and investment capital into distressed communities and to individuals who have been unable to take advantage of the services offered by traditional financial institutions. Some basic types of CDFIs include community development banks, community development loan funds, community development credit unions, micro enterprise funds, and community development venture capital funds.

A certified CDFI must meet eligibility requirements. These requirements include the following:

- Having a primary mission of promoting community development;
- Serving an investment area or target population;
- Providing development services;
- Maintaining accountability to residents of its investment area or targeted population through representation on its governing board of directors, or by other means;
- Not constituting an agency or instrumentality of the United States, of any state or political subdivision of a state.

#### **Community Development Loan:** A loan that:

- (1) Has as its primary purpose community development; and
- (2) Except in the case of a wholesale or limited purpose bank:
  - (i) Has not been reported or collected by the bank or an affiliate for consideration in the bank's assessment area as a home mortgage, small business, small farm, or consumer loan, unless it is a multifamily dwelling loan (as described in Appendix A to Part 203 of this title); and
  - (ii) Benefits the bank's assessment area(s) or a broader statewide or regional area including the bank's assessment area(s).

#### **Community Development Service:** A service that:

- (1) Has its primary purpose as community development;
- (2) Is related to the provision of financial services; and
- (3) Has not been considered in the evaluation of the bank's retail banking services under § 345.24(d).

**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.

Core Based Statistical Area (CBSA): The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

**Distressed Middle-Income Nonmetropolitan Geographies**: A nonmetropolitan middle-income geography will be designated as distressed if it is in a county that meets one or more of the following triggers:

- (1) An unemployment rate of at least 1.5 times the national average;
- (2) A poverty rate of 20 percent or more; or
- (3) A population loss of 10 percent or more between the previous and most recent decennial census or a net migration loss of 5 percent or more over the 5-year period preceding the most recent census.

**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. Other family 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).

**FFIEC-Estimated Income Data:** The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

**Full-Scope Review:** A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower profile, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

**Geography:** A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that 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 applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

**Home Mortgage Loans:** Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

**Housing Unit:** Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

**Limited-Scope Review:** A limited scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is often analyzed using only quantitative factors (e.g., geographic distribution, borrower profile, 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.

**Low Income Housing Tax Credit:** The Low-Income Housing Tax Credit Program is a housing program contained within the Internal Revenue Code of 1986, as amended. It is administered by the U.S. Department of the Treasury and the Internal Revenue Service. The U.S. Treasury Department distributes low-income housing tax credits to housing credit agencies through the Internal Revenue Service. The housing agencies allocate tax credits on a competitive basis.

Developers who acquire, rehabilitate, or construct low-income rental housing may keep their tax credits. Or, they may sell them to corporations or investor groups, who, as owners of these properties, will be able to reduce their own federal tax payments. The credit can be claimed annually for ten consecutive years. For a project to be eligible, the developer must set aside a specific percentage of units for occupancy by low-income residents. The set-aside requirement remains throughout the compliance period, usually 30 years.

**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.

**Median Income:** The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

**Metropolitan Division (MD):** A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

**Metropolitan Statistical Area (MSA):** CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

**Micropolitan Statistical Area:** CBSA associated with at least one urbanized area having a population of at least 10,000, but less than 50,000.

**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 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 and less than 80 percent in the case of a geography.

**Multi-family:** Refers to a residential structure that contains five or more units.

**Nonmetropolitan Area** (also known as **non-MSA**): All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

**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 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.

Rural Area: Territories, populations, and housing units that are not classified as urban.

Small Business Investment Company (SBIC): SBICs are privately-owned investment companies which are licensed and regulated by the Small Business Administration (SBA). SBICs provide long-term loans and/or venture capital to small firms. Because money for venture or risk investments is difficult for small firms to obtain, SBA provides assistance to SBICs to stimulate and supplement the flow of private equity and long-term loan funds to small companies. Venture capitalists participate in the SBIC program to supplement their own private capital with funds borrowed at favorable rates through SBA's guarantee of SBIC debentures. These SBIC debentures are then sold to private investors. An SBIC's success is linked to the growth and profitability of the companies that it finances. Therefore, some SBICs primarily assist businesses with significant growth potential, such as new firms in innovative industries. SBICs finance small firms by providing straight loans and/or equity-type investments. This kind of financing gives them partial ownership of those businesses and the possibility of sharing in the companies' profits as they grow and prosper.

**Small Business Loan:** A loan included in "loans to small businesses" as defined in the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$1 million or less and are either secured by nonfarm nonresidential properties or are classified as commercial and industrial loans.

**Small Farm Loan:** 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, including farm residential and other improvements, or are classified as loans to finance agricultural production and other loans to farmers.

**Underserved Middle-Income Nonmetropolitan Geographies:** A nonmetropolitan middle-income geography will be designated as underserved if it meets criteria for population size, density, and dispersion indicating the area's population is sufficiently small, thin, and distant from a population center that the tract is likely to have difficulty financing the fixed costs of meeting essential community needs.

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

**Urban Area:** All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, "urban" consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

"Urban" excludes the rural portions of "extended cities"; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.



## CRA Disclosure Statement

20212020

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Respondent ID: 0000017159

Agency: FDIC - 3 State: UTAH (49)

Loans by County Small Business Loans - Originations

Institution: Bank of Utah

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	mount at ination ,000 But 250,000	Origi	mount at nation 50,000	Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
BOX ELDER COUNTY (003), UT										
MSA 36260										
Inside AA 0001										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	28	791	1	150	1	500	2	92	0	0
Middle Income	30	619	1	138	1	400	2	430	0	0
Upper Income	1	53	0	0	1	870	1	870	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	59	1,463	2	288	3	1,770	5	1,392	0	0
CACHE COUNTY (005), UT										
MSA 30860										
Inside AA 0002										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	5	146	1	172	1	379	2	551	0	0
Middle Income	7	316	2	450	1	332	3	543	0	0
Upper Income	2	14	0	0	2	869	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	14	476	3	622	4	1,580	5	1,094	0	0
DAVIS COUNTY (011), UT										
MSA 36260										
Inside AA 0003										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	25	1,267	4	596	1	570	0	0	0	0
Middle Income	17	691	2	286	5	2,836	2	1,060	0	0
Upper Income	9	212	4	635	1	350	3	639	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	51	2,170	10	1,517	7	3,756	5	1,699	0	0

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Respondent ID: 0000017159

**Loans by County Small Business Loans - Originations** 

Institution: Bank of Utah

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	mount at ination ,000 But 250,000	Origi	mount at nation 50,000		ss Annual es <= \$1	Loa	o Item: ns by liates
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
DUCHESNE COUNTY (013), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	0	0	1	128	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	0	0	1	128	0	0	0	0	0	0
GRAND COUNTY (019), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	1	47	0	0	1	950	0	0	0	0
Middle Income	0	0	0	0	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	47	0	0	1	950	0	0	0	0
MORGAN COUNTY (029), UT										
MSA 36260										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	0	0	0	0	0	0	0	0	0	0
Upper Income	1	10	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	10	0	0	0	0	0	0	0	0

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OF

Loans by County
Small Business Loans - Originations

Siliali Busilless Loalis - Origination

Institution: Bank of Utah

Respondent ID: 0000017159

Area Income Characteristics	Origi	mount at ination 00,000	Orig >\$100	mount at ination ,000 But 250,000	Origi	mount at ination 50,000	Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
SALT LAKE COUNTY (035), UT										
MSA 41620										
Inside AA 0004										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	3	120	0	0	1	550	1	550	0	0
Median Family Income 40-50%	1	11	3	578	1	412	0	0	0	0
Median Family Income 50-60%	8	341	8	1,224	3	1,842	1	334	0	0
Median Family Income 60-70%	12	351	4	708	5	2,812	1	11	0	0
Median Family Income 70-80%	8	178	3	537	8	3,370	2	943	0	0
Median Family Income 80-90%	4	41	0	0	2	633	0	0	0	0
Median Family Income 90-100%	12	259	7	1,283	5	2,970	2	1,359	0	0
Median Family Income 100-110%	5	194	2	358	1	361	0	0	0	0
Median Family Income 110-120%	7	166	2	347	1	259	0	0	0	0
Median Family Income >= 120%	24	620	9	1,302	9	4,382	6	2,043	0	0
Median Family Income Not Known	0	0	4	644	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	84	2,281	42	6,981	36	17,591	13	5,240	0	0
SAN JUAN COUNTY (037), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	0	0	0	0	1	600	1	600	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	0	0	0	0	1	600	1	600	0	0

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Respondent ID: 0000017159

Agency: FDIC - 3 State: UTAH (49)

Loans by County
Small Business Loans - Originations
Institution: Bank of Utah

Area Income Characteristics	Origi	Loan Amount at Loan Amount at Loan Amount at Origination Origination Origination Origination Strong		ss Annual es <= \$1	Loa	o Item: ns by liates				
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
SEVIER COUNTY (041), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	1	8	0	0	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	8	0	0	0	0	0	0	0	0
SUMMIT COUNTY (043), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	1	95	0	0	0	0	0	0	0	0
Upper Income	5	172	2	459	2	872	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	6	267	2	459	2	872	0	0	0	0
TOOELE COUNTY (045), UT										
MSA 41620										
Outside Assessment Area										
Low Income	3	87	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	1	64	0	0	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	4	151	0	0	0	0	0	0	0	0

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Loans by County

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000017159

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	mount at ination ,000 But 250,000	Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
UINTAH COUNTY (047), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	1	97	0	0	1	257	2	354	0	0
Upper Income	0	0	0	0	1	616	1	616	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	97	0	0	2	873	3	970	0	0
UTAH COUNTY (049), UT										
MSA 39340										
Inside AA 0005										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	1	34	0	0	0	0	0	0	0	0
Median Family Income 30-40%	2	102	1	125	0	0	0	0	0	0
Median Family Income 40-50%	3	85	0	0	0	0	0	0	0	0
Median Family Income 50-60%	5	175	1	111	0	0	0	0	0	0
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0
Median Family Income 70-80%	8	232	1	125	2	814	0	0	0	0
Median Family Income 80-90%	6	122	0	0	1	512	0	0	0	0
Median Family Income 90-100%	11	289	1	229	2	685	0	0	0	0
Median Family Income 100-110%	7	66	0	0	4	2,276	0	0	0	0
Median Family Income 110-120%	14	322	7	1,129	4	2,074	1	700	0	0
Median Family Income >= 120%	37	718	5	665	6	4,204	3	935	0	0
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	94	2,145	16	2,384	19	10,565	4	1,635	0	0

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**Loans by County Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000017159

Area Income Characteristics	Origi	Origination         Origination         Origination         w           <=\$100,000         >\$100,000 But         >\$250,000           <=\$250,000		Origination Origination Origination with Gross Annual >\$100,000 But >\$250,000 Revenues <= \$1 Million				ss Annual es <= \$1	Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
WASATCH COUNTY (051), UT										
MSA NA										
Inside AA 0006										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	7	194	0	0	0	0	0	0	0	0
Upper Income	4	121	4	632	1	351	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	11	315	4	632	1	351	0	0	0	0
WASHINGTON COUNTY (053), UT										
MSA 41100										
Inside AA 0007										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	1	50	0	0	0	0	1	50	0	0
Middle Income	7	60	2	317	2	657	1	300	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	8	110	2	317	2	657	2	350	0	0
WEBER COUNTY (057), UT										
MSA 36260										
Inside AA 0008										
Low Income	29	996	7	1,067	6	2,950	2	986	0	0
Moderate Income	14	518	6	808	8	3,269	6	1,750	0	0
Middle Income	53	1,420	7	1,183	5	3,049	3	1,243	0	0
Upper Income	37	1,242	4	517	3	1,519	2	210	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	133	4,176	24	3,575	22	10,787	13	4,189	0	0
TOTAL INSIDE AA IN STATE	454	13,136	103	16,316	94	47,057	47	15,599	0	0

\*\* THIS TABLE DOES NOT REFLECT ALL DATA FOR THIS INSTITUTION \*\*

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**Loans by County** 

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000017159

Area Income Characteristics	Origi	mount at nation 00,000	Origi >\$100	mount at ination ,000 But 50,000	Origi	mount at nation 50,000	with Gros Revenue		Loa	o Item: ns by liates
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
TOTAL OUTSIDE AA IN STATE	14	580	3	587	6	3,295	4	1,570	0	0
STATE TOTAL	468	13,716	106	16,903	100	50,352	51	17,169	0	0

#### 2020 Institution Disclosure Statement - Table 1-1

**Loans by County** 

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

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Agency: FRS - 2 State: CALIFORNIA (06)

Area Income Characteristics	Origi	mount at nation 00,000	Origination >\$100,000 But <=\$250,000		Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
LOS ANGELES COUNTY (037), CA										
MSA 31084										
Outside Assessment Area										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0
Median Family Income 80-90%	0	0	0	0	0	0	0	0	0	0
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0
Median Family Income 100-110%	0	0	0	0	0	0	0	0	0	0
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0
Median Family Income >= 120%	1	34	1	247	1	273	1	34	0	0
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	34	1	247	1	273	1	34	0	0

#### 2020 Institution Disclosure Statement - Table 1-1

**Loans by County** 

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

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Agency: FRS - 2 State: CALIFORNIA (06)

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	Origination >\$100,000 But <=\$250,000		Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		o Item: ns by liates
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
ORANGE COUNTY (059), CA										
MSA 11244										
Outside Assessment Area										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0
Median Family Income 80-90%	0	0	0	0	0	0	0	0	0	0
Median Family Income 90-100%	1	55	0	0	0	0	0	0	0	0
Median Family Income 100-110%	0	0	0	0	0	0	0	0	0	0
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0
Median Family Income >= 120%	0	0	0	0	0	0	0	0	0	0
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	55	0	0	0	0	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

**Respondent ID: 0000933975** 

Agency: FRS - 2 State: CALIFORNIA (06)

Area Income Characteristics	Origi	mount at nation 00,000	Origination Origination >\$100,000 But >\$250,000 <=\$250,000		nation	Loans to E with Gros Revenu Mill	es <= \$1	Memo Item: Loans by Affiliates		
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
SAN BERNARDINO COUNTY (071), CA										
MSA 40140										
Outside Assessment Area										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0
Median Family Income 80-90%	0	0	0	0	0	0	0	0	0	0
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0
Median Family Income 100-110%	0	0	0	0	0	0	0	0	0	0
Median Family Income 110-120%	2	65	0	0	0	0	0	0	0	0
Median Family Income >= 120%	0	0	0	0	0	0	0	0	0	0
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	2	65	0	0	0	0	0	0	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0
TOTAL OUTSIDE AA IN STATE	4	154	1	247	1	273	1	34	0	0
STATE TOTAL	4	154	1	247	1	273	1	34	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Agency: FRS - 2 State: COLORADO (08)

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	Origination Origination with Gross Annual >\$100,000 But >\$250,000 Revenues <= \$1		on with Gross Annual 0 Revenues <= \$1		Loans by Affiliates		
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
BOULDER COUNTY (013), CO										
MSA 14500										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	1	377	0	0	0	0
Middle Income	0	0	0	0	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	0	0	0	0	1	377	0	0	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0
TOTAL OUTSIDE AA IN STATE	0	0	0	0	1	377	0	0	0	0
STATE TOTAL	0	0	0	0	1	377	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Agency: FRS - 2 State: IDAHO (16)

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	amount at ination ,000 But 250,000	Origi	mount at nation 50,000	with Gros	ross Annual L		o Item: ns by liates
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
ADA COUNTY (001), ID										
MSA 14260										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	2	44	0	0	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	2	44	0	0	0	0	0	0	0	0
BANNOCK COUNTY (005), ID										
MSA 38540										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	2	83	0	0	0	0	1	32	0	0
Upper Income	0	0	2	278	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	2	83	2	278	0	0	1	32	0	0
ONEIDA COUNTY (071), ID										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	1	30	0	0	0	0	1	30	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	30	0	0	0	0	1	30	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0

2020 Institution Disclosure Statement - Table 1-1

**Loans by County** 

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

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Agency: FRS - 2 State: IDAHO (16)

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	amount at ination ,000 But 250,000	Origi	mount at nation 50,000	Loans to Businesses with Gross Annual Revenues <= \$1 Million		Loa	o Item: ns by liates
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
TOTAL OUTSIDE AA IN STATE	5	157	2	278	0	0	2	62	0	0
STATE TOTAL	5	157	2	278	0	0	2	62	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Agency: FRS - 2 State: MAINE (23)

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	mount at ination ,000 But 250,000	Origi	mount at nation 50,000	with Gros Revenu	Businesses ss Annual es <= \$1 lion	Loa	o Item: ins by liates
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
CUMBERLAND COUNTY (005), ME										
MSA 38860										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	1	16	0	0	0	0	0	0	0	0
Middle Income	0	0	0	0	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	16	0	0	0	0	0	0	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0
TOTAL OUTSIDE AA IN STATE	1	16	0	0	0	0	0	0	0	0
STATE TOTAL	1	16	0	0	0	0	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

**Respondent ID: 0000933975** 

Agency: FRS - 2 State: MASSACHUSETTS (25)

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	mount at ination ,000 But 50,000	Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
MIDDLESEX COUNTY (017), MA										
MSA 15764										
Outside Assessment Area										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0
Median Family Income 80-90%	0	0	0	0	0	0	0	0	0	0
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0
Median Family Income 100-110%	0	0	0	0	0	0	0	0	0	0
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0
Median Family Income >= 120%	1	29	0	0	0	0	0	0	0	0
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	29	0	0	0	0	0	0	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0
TOTAL OUTSIDE AA IN STATE	1	29	0	0	0	0	0	0	0	0
STATE TOTAL	1	29	0	0	0	0	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

**Respondent ID: 0000933975** 

Agency: FRS - 2 State: MINNESOTA (27)

Area Income Characteristics	Origi	mount at nation 00,000	Origination >\$100,000 But <=\$250,000		Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
HENNEPIN COUNTY (053), MN										
MSA 33460										
Outside Assessment Area										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0
Median Family Income 80-90%	0	0	0	0	0	0	0	0	0	0
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0
Median Family Income 100-110%	0	0	0	0	0	0	0	0	0	0
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0
Median Family Income >= 120%	1	100	0	0	0	0	1	100	0	0
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	100	0	0	0	0	1	100	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0
TOTAL OUTSIDE AA IN STATE	1	100	0	0	0	0	1	100	0	0
STATE TOTAL	1	100	0	0	0	0	1	100	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Agency: FRS - 2 State: MONTANA (30)

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	amount at ination ,000 But 250,000	Origi	mount at nation 50,000	with Gros Revenu	Businesses ss Annual es <= \$1 lion	Loa	o Item: ins by lliates
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
MISSOULA COUNTY (063), MT										
MSA 33540										
Outside Assessment Area										
Low Income	1	9	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	0	0	0	0	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	9	0	0	0	0	0	0	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0
TOTAL OUTSIDE AA IN STATE	1	9	0	0	0	0	0	0	0	0
STATE TOTAL	1	9	0	0	0	0	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

**Respondent ID: 0000933975** 

Agency: FRS - 2 State: NEVADA (32)

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	amount at ination ,000 But 250,000	Origi	mount at nation 50,000	with Gros	Businesses ss Annual es <= \$1 lion	Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
CHURCHILL COUNTY (001), NV										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	1	118	0	0	0	0	0	0
Middle Income	0	0	1	137	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	0	0	2	255	0	0	0	0	0	0
CLARK COUNTY (003), NV										
MSA 29820										
Outside Assessment Area										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0
Median Family Income 60-70%	1	33	0	0	0	0	0	0	0	0
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0
Median Family Income 80-90%	0	0	0	0	0	0	0	0	0	0
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0
Median Family Income 100-110%	0	0	0	0	0	0	0	0	0	0
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0
Median Family Income >= 120%	0	0	0	0	0	0	0	0	0	0
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	33	0	0	0	0	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Agency: FRS - 2 State: NEVADA (32)

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	mount at ination ,000 But 250,000	Origi	mount at nation 50,000	with Gros Revenu	Businesses ss Annual es <= \$1 lion	Loa	o Item: ins by iliates
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
WHITE PINE COUNTY (033), NV										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	0	0	1	153	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	0	0	1	153	0	0	0	0	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0
TOTAL OUTSIDE AA IN STATE	1	33	3	408	0	0	0	0	0	0
STATE TOTAL	1	33	3	408	0	0	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Agency: FRS - 2 State: NORTH CAROLINA (37)

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	mount at ination ,000 But 250,000	Origi	mount at nation 50,000	with Gros	Businesses ss Annual es <= \$1 lion	Loa	o Item: ns by liates
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
DURHAM COUNTY (063), NC										
MSA 20500										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	0	0	0	0	0	0	0	0	0	0
Upper Income	1	21	0	0	0	0	1	21	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	21	0	0	0	0	1	21	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0
TOTAL OUTSIDE AA IN STATE	1	21	0	0	0	0	1	21	0	0
STATE TOTAL	1	21	0	0	0	0	1	21	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

**Respondent ID: 0000933975** 

Agency: FRS - 2 State: OREGON (41)

Area Income Characteristics	Origi	mount at nation 00,000	Origination >\$100,000 But <=\$250,000		Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
MULTNOMAH COUNTY (051), OR										
MSA 38900										
Outside Assessment Area										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0
Median Family Income 50-60%	0	0	1	123	0	0	0	0	0	0
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0
Median Family Income 80-90%	0	0	0	0	0	0	0	0	0	0
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0
Median Family Income 100-110%	0	0	0	0	0	0	0	0	0	0
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0
Median Family Income >= 120%	0	0	0	0	0	0	0	0	0	0
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	0	0	1	123	0	0	0	0	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0
TOTAL OUTSIDE AA IN STATE	0	0	1	123	0	0	0	0	0	0
STATE TOTAL	0	0	1	123	0	0	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Agency: FRS - 2 State: TEXAS (48)

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	Amount at ination 0,000 But 250,000	Origi	mount at nation 50,000	with Gros Revenu	Businesses ss Annual es <= \$1 lion	Loa	o Item: ns by liates
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
HARRIS COUNTY (201), TX										
MSA 26420										
Outside Assessment Area										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0
Median Family Income 80-90%	0	0	0	0	1	724	0	0	0	0
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0
Median Family Income 100-110%	0	0	0	0	0	0	0	0	0	0
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0
Median Family Income >= 120%	0	0	0	0	0	0	0	0	0	0
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	0	0	0	0	1	724	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Agency: FRS - 2 State: TEXAS (48)

Area Income Characteristics	Origi	mount at nation 00,000	Loan Amount at Origination >\$100,000 But <=\$250,000		Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
TARRANT COUNTY (439), TX										
MSA 23104										
Outside Assessment Area										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0
Median Family Income 40-50%	0	0	1	221	0	0	0	0	0	0
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0
Median Family Income 80-90%	0	0	0	0	0	0	0	0	0	0
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0
Median Family Income 100-110%	0	0	0	0	0	0	0	0	0	0
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0
Median Family Income >= 120%	0	0	0	0	0	0	0	0	0	0
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	0	0	1	221	0	0	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Agency: FRS - 2 State: TEXAS (48)

Area Income Characteristics	Origi	Loan Amount at Loan Amount at Loan Amo Origination Origination Origina <=\$100,000 >\$100,000 But >\$250, <=\$250,000		nation	Loans to E with Gros Revenu Mil	Memo Item: Loans by Affiliates				
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
TRAVIS COUNTY (453), TX										
MSA 12420										
Outside Assessment Area										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0
Median Family Income 80-90%	0	0	0	0	0	0	0	0	0	0
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0
Median Family Income 100-110%	0	0	0	0	0	0	0	0	0	0
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0
Median Family Income >= 120%	0	0	0	0	0	0	0	0	0	0
Median Family Income Not Known	0	0	0	0	1	310	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	0	0	0	0	1	310	0	0	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0
TOTAL OUTSIDE AA IN STATE	0	0	1	221	2	1,034	0	0	0	0
STATE TOTAL	0	0	1	221	2	1,034	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

**Respondent ID: 0000933975** 

Area Income Characteristics	Origi	Loan Amount at Loan Amount at Loan Amount at Loans to Businesse Origination Origination Origination with Gross Annua <=\$100,000 >\$100,000 But >\$250,000 Revenues <= \$1 <=\$250,000 Million		ss Annual es <= \$1	Loa	o Item: ns by liates				
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
BOX ELDER COUNTY (003), UT										
MSA 36260										
Inside AA 0001										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	35	1,355	4	529	3	1,158	12	721	0	0
Middle Income	29	751	2	231	2	1,240	10	221	0	0
Upper Income	11	382	1	104	2	1,300	6	1,365	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	75	2,488	7	864	7	3,698	28	2,307	0	0
CACHE COUNTY (005), UT										
MSA 30860										
Inside AA 0002										
Low Income	11	398	0	0	0	0	4	33	0	0
Moderate Income	21	574	5	838	4	2,193	11	1,010	0	0
Middle Income	22	798	4	615	3	1,702	9	1,506	0	0
Upper Income	16	346	3	458	1	358	10	210	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	70	2,116	12	1,911	8	4,253	34	2,759	0	0
DAVIS COUNTY (011), UT										
MSA 36260										
Inside AA 0003										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	40	1,827	8	1,047	2	1,057	9	1,274	0	0
Middle Income	46	1,609	10	1,604	8	3,650	14	817	0	0
Upper Income	31	1,027	4	653	4	2,164	9	168	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	117	4,463	22	3,304	14	6,871	32	2,259	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	Amount at ination ,000 But 250,000	Origi	mount at nation 50,000	with Gros Revenu	Loans to Businesses with Gross Annual Revenues <= \$1 Million		o Item: ns by liates
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
DUCHESNE COUNTY (013), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	1	22	0	0	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	22	0	0	0	0	0	0	0	0
GRAND COUNTY (019), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	2	89	0	0	0	0	1	33	0	0
Middle Income	0	0	0	0	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	2	89	0	0	0	0	1	33	0	0
IRON COUNTY (021), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	1	5	1	109	0	0	0	0	0	0
Middle Income	0	0	0	0	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	5	1	109	0	0	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	amount at ination ,000 But 250,000	Origi	mount at nation 50,000	with Gros	Businesses ss Annual es <= \$1 lion	Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
KANE COUNTY (025), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	1	38	0	0	0	0	1	38	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	38	0	0	0	0	1	38	0	0
MILLARD COUNTY (027), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	1	6	0	0	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	6	0	0	0	0	0	0	0	0
MORGAN COUNTY (029), UT										
MSA 36260										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	0	0	0	0	0	0	0	0	0	0
Upper Income	1	21	1	146	1	520	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	21	1	146	1	520	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	amount at ination ,000 But 250,000	Origi	Loan Amount at Origination >\$250,000		Businesses ss Annual es <= \$1 lion	Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
SALT LAKE COUNTY (035), UT										
MSA 41620										
Inside AA 0004										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	9	311	0	0	1	300	3	361	0	0
Median Family Income 40-50%	7	270	5	858	3	1,442	3	72	0	0
Median Family Income 50-60%	16	645	12	1,720	6	2,672	7	497	0	0
Median Family Income 60-70%	16	718	14	2,305	8	3,855	3	829	0	0
Median Family Income 70-80%	20	639	6	815	14	7,667	7	763	0	0
Median Family Income 80-90%	15	573	4	636	3	1,856	8	451	0	0
Median Family Income 90-100%	21	891	7	1,158	1	439	5	135	0	0
Median Family Income 100-110%	19	640	5	629	7	3,701	7	249	0	0
Median Family Income 110-120%	7	135	2	407	4	1,469	6	76	0	0
Median Family Income >= 120%	66	1,851	11	1,799	15	7,834	40	3,460	0	0
Median Family Income Not Known	1	62	5	791	3	1,633	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	197	6,735	71	11,118	65	32,868	89	6,893	0	0
SAN JUAN COUNTY (037), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	1	12	0	0	0	0	1	12	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	12	0	0	0	0	1	12	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	amount at ination ,000 But 250,000	Origi	mount at nation 50,000	with Gros	Businesses ss Annual es <= \$1 lion	Loa	o Item: ns by liates
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
SEVIER COUNTY (041), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	1	8	0	0	0	0	1	8	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	8	0	0	0	0	1	8	0	0
SUMMIT COUNTY (043), UT										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	3	205	0	0	0	0	1	41	0	0
Upper Income	7	231	3	689	1	301	1	45	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	10	436	3	689	1	301	2	86	0	0
TOOELE COUNTY (045), UT										
MSA 41620										
Outside Assessment Area										
Low Income	3	63	0	0	0	0	2	29	0	0
Moderate Income	1	81	0	0	0	0	0	0	0	0
Middle Income	4	133	0	0	0	0	1	6	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	8	277	0	0	0	0	3	35	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	amount at ination ,000 But 250,000	Origi	mount at nation 50,000	with Gros	Businesses ss Annual es <= \$1 lion	Memo Item: Loans by Affiliates		
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	
UINTAH COUNTY (047), UT											
MSA NA											
Outside Assessment Area											
Low Income	0	0	0	0	0	0	0	0	0	0	
Moderate Income	0	0	0	0	0	0	0	0	0	0	
Middle Income	1	92	0	0	0	0	0	0	0	0	
Upper Income	0	0	1	140	0	0	1	140	0	0	
Income Not Known	0	0	0	0	0	0	0	0	0	0	
Tract Not Known	0	0	0	0	0	0	0	0	0	0	
County Total	1	92	1	140	0	0	1	140	0	0	
UTAH COUNTY (049), UT											
MSA 39340											
Inside AA 0005											
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 20-30%	3	184	1	117	0	0	1	34	0	0	
Median Family Income 30-40%	1	21	1	217	1	455	2	476	0	0	
Median Family Income 40-50%	3	73	0	0	0	0	0	0	0	0	
Median Family Income 50-60%	5	145	3	503	2	745	3	192	0	0	
Median Family Income 60-70%	5	165	0	0	0	0	3	70	0	0	
Median Family Income 70-80%	13	502	3	374	3	912	5	235	0	0	
Median Family Income 80-90%	5	208	0	0	1	394	4	115	0	0	
Median Family Income 90-100%	14	299	2	396	4	1,622	10	1,125	0	0	
Median Family Income 100-110%	14	315	4	551	3	1,653	9	156	0	0	
Median Family Income 110-120%	29	998	13	2,123	7	3,186	10	435	0	0	
Median Family Income >= 120%	62	1,716	6	875	6	3,161	26	648	0	0	
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0	
Tract Not Known	0	0	0	0	0	0	0	0	0	0	
County Total	154	4,626	33	5,156	27	12,128	73	3,486	0	0	

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Area Income Characteristics	Origi	Loan Amount at Coan Amount at Coan Amount at Origination Origination Origination State Origination Ori		ss Annual es <= \$1	Loa	o Item: ns by liates				
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
WASATCH COUNTY (051), UT										<u> </u>
MSA NA										
Inside AA 0006										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	23	608	1	174	1	512	5	61	0	0
Upper Income	19	549	5	717	2	1,305	9	1,448	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	42	1,157	6	891	3	1,817	14	1,509	0	0
WASHINGTON COUNTY (053), UT										
MSA 41100										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	1	87	0	0	0	0	0	0	0	0
Middle Income	13	513	4	818	3	1,506	8	1,308	0	0
Upper Income	1	73	1	198	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	15	673	5	1,016	3	1,506	8	1,308	0	0
WEBER COUNTY (057), UT										
MSA 36260										
Inside AA 0007										
Low Income	61	2,299	20	3,485	16	8,681	30	1,528	0	0
Moderate Income	44	1,542	8	1,153	4	1,287	15	904	0	0
Middle Income	98	3,448	17	2,389	18	8,231	29	1,792	0	0
Upper Income	56	2,319	10	1,301	11	4,924	18	1,246	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	259	9,608	55	8,328	49	23,123	92	5,470	0	0
TOTAL INSIDE AA IN STATE	914	31,193	206	31,572	173	84,758	362	24,683	0	0

2020 Institution Disclosure Statement - Table 1-1

**Loans by County** 

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

PAGE: 25 OF 30

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	mount at ination ,000 But 250,000	Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
TOTAL OUTSIDE AA IN STATE	43	1,679	11	2,100	5	2,327	18	1,660	0	0
STATE TOTAL	957	957 32,872		33,672	178	87,085	380	26,343	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

**Respondent ID: 0000933975** 

Agency: FRS - 2

State: WASHINGTON (53)

Area Income Characteristics	Origi	mount at nation 00,000	Origination >\$100,000 But <=\$250,000		Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
SNOHOMISH COUNTY (061), WA										
MSA 42644										
Outside Assessment Area										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0
Median Family Income 80-90%	0	0	1	110	0	0	1	110	0	0
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0
Median Family Income 100-110%	0	0	0	0	0	0	0	0	0	0
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0
Median Family Income >= 120%	0	0	0	0	0	0	0	0	0	0
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	0	0	1	110	0	0	1	110	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0
TOTAL OUTSIDE AA IN STATE	0	0	1	110	0	0	1	110	0	0
STATE TOTAL	0	0	1	110	0	0	1	110	0	0

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**Loans by County** 

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Agency: FRS - 2 State: WISCONSIN (55)

Area Income Characteristics	Origi	Loan Amount at Origination <=\$100,000		Origination >\$100,000 But <=\$250,000		Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	
DANE COUNTY (025), WI											
MSA 31540											
Outside Assessment Area											
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 80-90%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 100-110%	1	100	0	0	0	0	1	100	0	0	
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0	
Median Family Income >= 120%	1	100	0	0	0	0	1	100	0	0	
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0	
Tract Not Known	0	0	0	0	0	0	0	0	0	0	
County Total	2	200	0	0	0	0	2	200	0	0	

**Small Business Loans - Originations** 

Institution: Bank of Utah

**Respondent ID: 0000933975** 

Agency: FRS - 2 State: WISCONSIN (55)

Area Income Characteristics	Origi	mount at nation 00,000	Origination >\$100,000 But <=\$250,000		Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
MILWAUKEE COUNTY (079), WI										
MSA 33340										
Outside Assessment Area										
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0
Median Family Income 80-90%	0	0	0	0	0	0	0	0	0	0
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0
Median Family Income 100-110%	0	0	1	169	0	0	0	0	0	0
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0
Median Family Income >= 120%	0	0	0	0	0	0	0	0	0	0
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	0	0	1	169	0	0	0	0	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0
TOTAL OUTSIDE AA IN STATE	2	200	1	169	0	0	2	200	0	0
STATE TOTAL	2	200	1	169	0	0	2	200	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Agency: FRS - 2 State: WYOMING (56)

Area Income Characteristics	Origi	mount at nation 00,000	Orig >\$100	mount at ination ,000 But 250,000	Origi	mount at nation 50,000		ss Annual es <= \$1	Loa	o Item: ns by liates
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
LARAMIE COUNTY (021), WY										
MSA 16940										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	0	0	0	0	1	675	1	675	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	0	0	0	0	1	675	1	675	0	0
LINCOLN COUNTY (023), WY										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	1	13	0	0	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	13	0	0	0	0	0	0	0	0
SUBLETTE COUNTY (035), WY										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	0	0	0	0	0	0	0	0	0	0
Upper Income	1	65	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	65	0	0	0	0	0	0	0	0

**Small Business Loans - Originations** 

Institution: Bank of Utah

Respondent ID: 0000933975

Agency: FRS - 2 State: WYOMING (56)

Area Income Characteristics	Loan Amount at Origination <=\$100,000		Loan Amount at Origination >\$100,000 But <=\$250,000		Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
UINTA COUNTY (041), WY										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	1	42	0	0	0	0	0	0	0	0
Upper Income	0	0	0	0	0	0	0	0	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	42	0	0	0	0	0	0	0	0
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0
TOTAL OUTSIDE AA IN STATE	3	120	0	0	1	675	1	675	0	0
STATE TOTAL	3	120	0	0	1	675	1	675	0	0
TOTAL ACROSS ALL STATES										
TOTAL INSIDE AA	914	31,193	206	31,572	173	84,758	362	24,683	0	0
TOTAL OUTSIDE AA	63	2,518	21	3,656	10	4,686	27	2,862	0	0
TOTAL INSIDE & OUTSIDE	977	33,711	227	35,228	183	89,444	389	27,545	0	0



## HMDA Disclosure Statement

20222021



### **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.



#### **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.



# Complaints



### **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.