



**CRA PUBLIC FILE  
2026**





Together, we are Utah



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# OUR VALUES

## **Team Member Experience**

We respect, empower, and develop our team members as trusted partners.

## **Elevate the Client Experience**

Be the first choice for clients by building trust, adding value, and providing expert guidance.

## **We Communicate**

I deepen relationships and trust by fostering open and safe communication.

## **Drive Collaboration**

We collaborate to create solutions with urgency, embracing mutual respect and value for one another.

## **Embrace Technology**

We intentionally innovate to exceed expectations.

## **Purposeful Growth**

Create responsible and sustainable growth by applying consistent vision and values to best serve our team members, clients, and community.

## **Express Gratitude**

We consistently demonstrate gratitude toward our team members, clients, communities, and for our shared successes.





## Our Vision

Bank of Utah will be your first choice and most trusted financial partner, providing expert guidance and personalized solutions through our team of knowledgeable professionals.

## Our Mission

We strive to unlock the potential of our team members, clients, and community.

We act with integrity in every decision, build trust through every interaction, and exceed expectations at every opportunity.

We seek to responsibly create lasting prosperity today and for generations to come.

## Our Strength

Bank of Utah is committed to safeguarding assets, with decades of conservative risk management.

Today, it stands out as **one of the nation's fastest-growing banks**, earning top marks from industry authorities like The Briden Report and Bauer Financial, Inc., which awarded it a coveted **5-star rating for strength and capitalization**.



## President's Message



**Branden P Hansen**  
President

### **The Heart of Our Success and A Commitment to Trust.**

As we close out 2025, I find myself reflecting on what was truly a championship year for Bank of Utah. Hosting the PGA TOUR's Bank of Utah Championship gave us a front-row seat to the level of precision and excellence required to compete at the highest level. I am proud to say our team of bankers rose to that same standard in every area of our business, delivering results that demonstrate the strength of our commitment to those we serve.

### **Exceeding Expectations**

Despite navigating unexpected currents this year, our teams went above and beyond. We surpassed all of our key results: a testament to our belief that banking is about people. This belief drove our decisions, constantly reminding us that to be the "first choice" in banking, we must first be exceptional and work tirelessly to earn the trust of our clients.

Looking at the results, our performance reflects the deep confidence our clients place in us and our disciplined approach to management:

### **FINANCIAL HIGHLIGHTS**

- Consolidated net income increased 14.6 percent year over year to \$46.1 million and was up 13.3 percent compared to Q4 2024.
- Total deposits increased 11.2 percent year over year to approximately \$2.9 billion in Q4 2025.
- Total loans increased 8.4 percent year over year to \$2.9 billion in Q4 2025.

### **Beyond the Balance Sheet**

One of the more memorable chapters of our year was hosting the PGA TOUR's Bank of Utah Championship. While this was a significant investment, we viewed it as an opportunity for a deeper, more meaningful impact on our community.

The true legacy of that event is the creation of a statewide financial literacy program for schools, in partnership with The Policy Project. By investing in this program, we are planting seeds for future generations, ensuring they have the tools they need to achieve financial confidence. This is how we help build a more secure future for all of Utah.

Thank you for being part of this journey. We enter the new year inspired by our purpose and energized by our clients, our team members, our communities and our partners.



## CRA Assessment Area

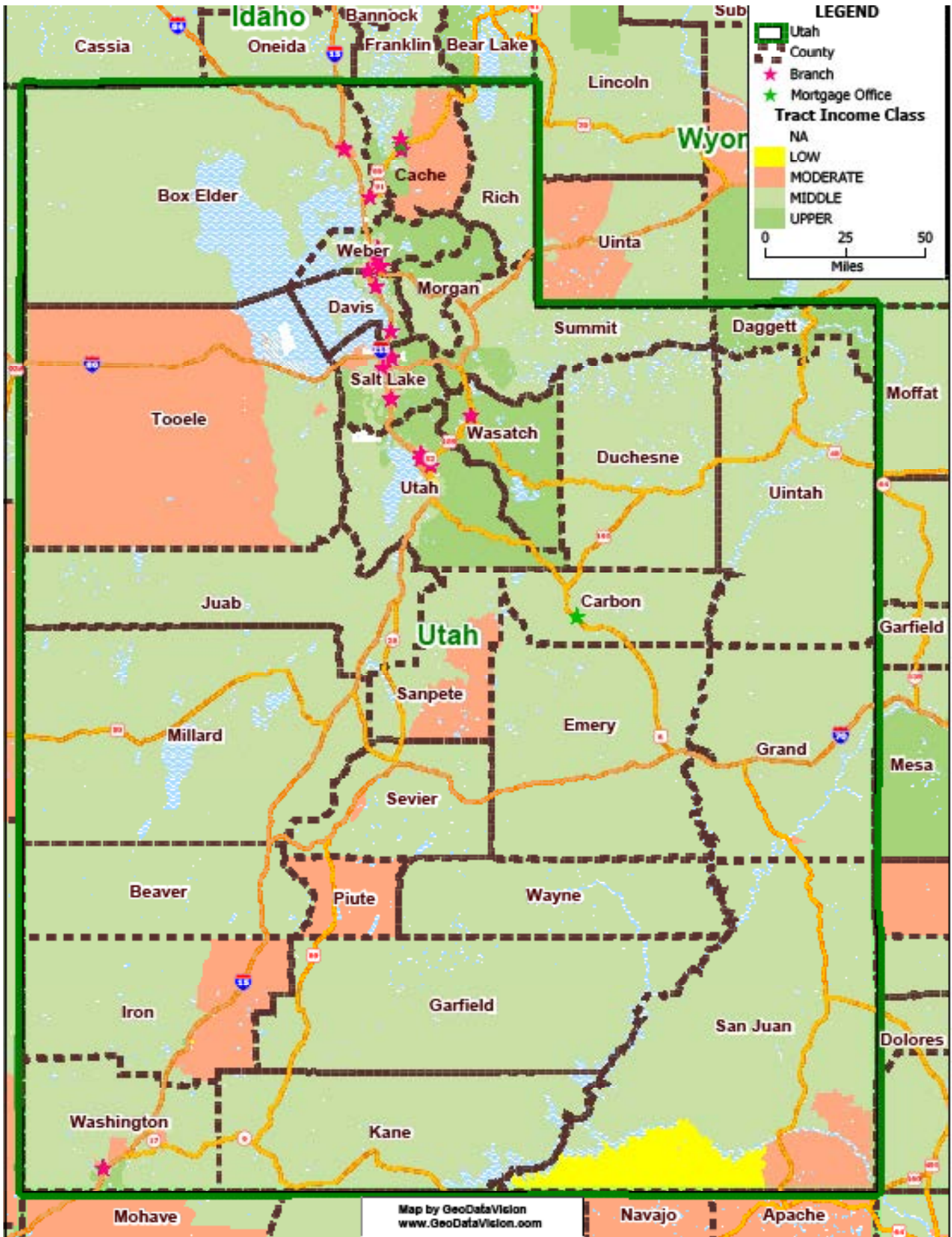
For purposes of evaluating the Bank’s performance under the Community Reinvestment Act, the Bank describes its “assessment area” as any county in the State of Utah where the Bank maintains a full service operating branch.

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

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

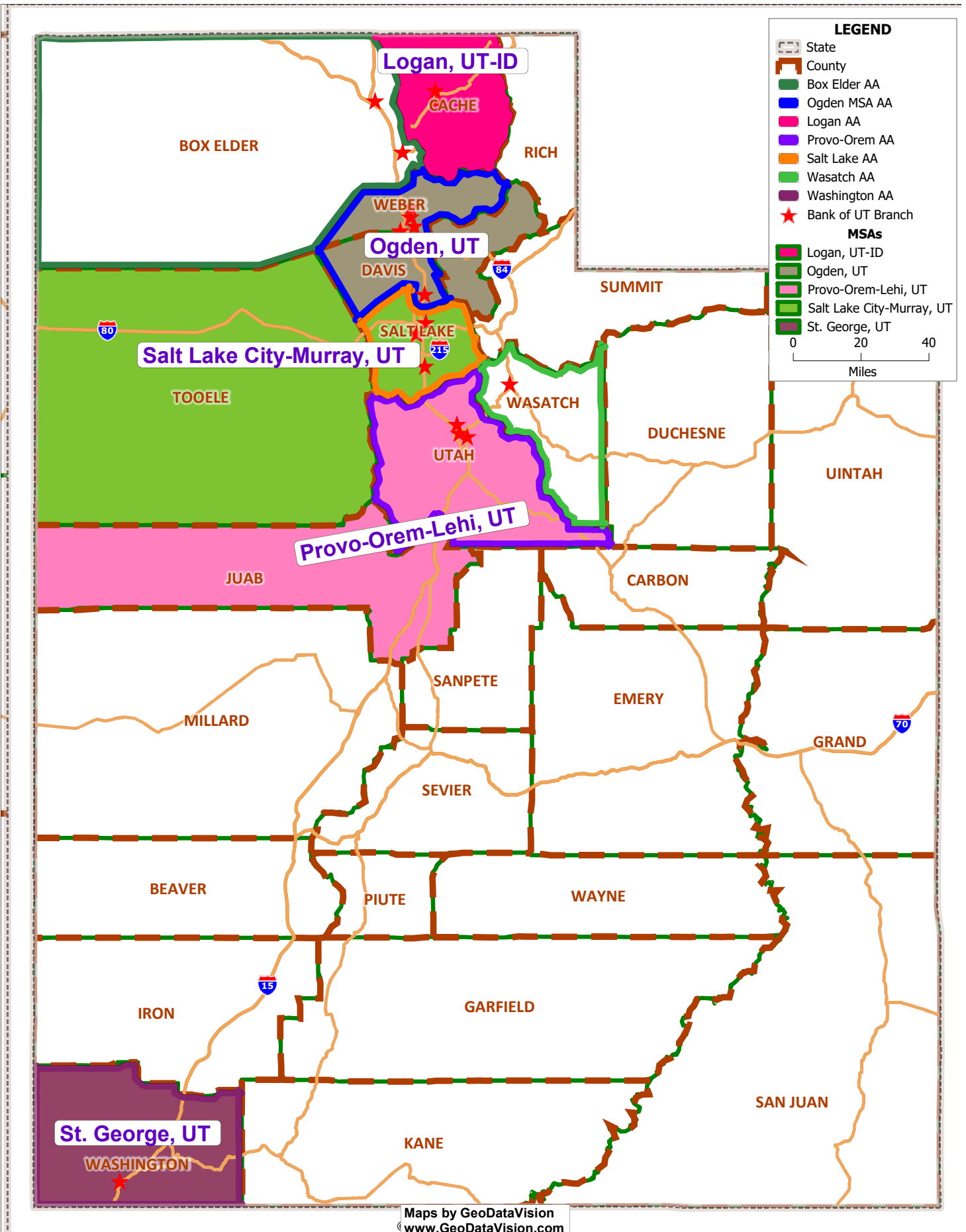
Bank of Utah does not exclude from its assessment area any geographies or census tracts in any of the above counties.

# BANK OF UTAH - UTAH STATE 2026



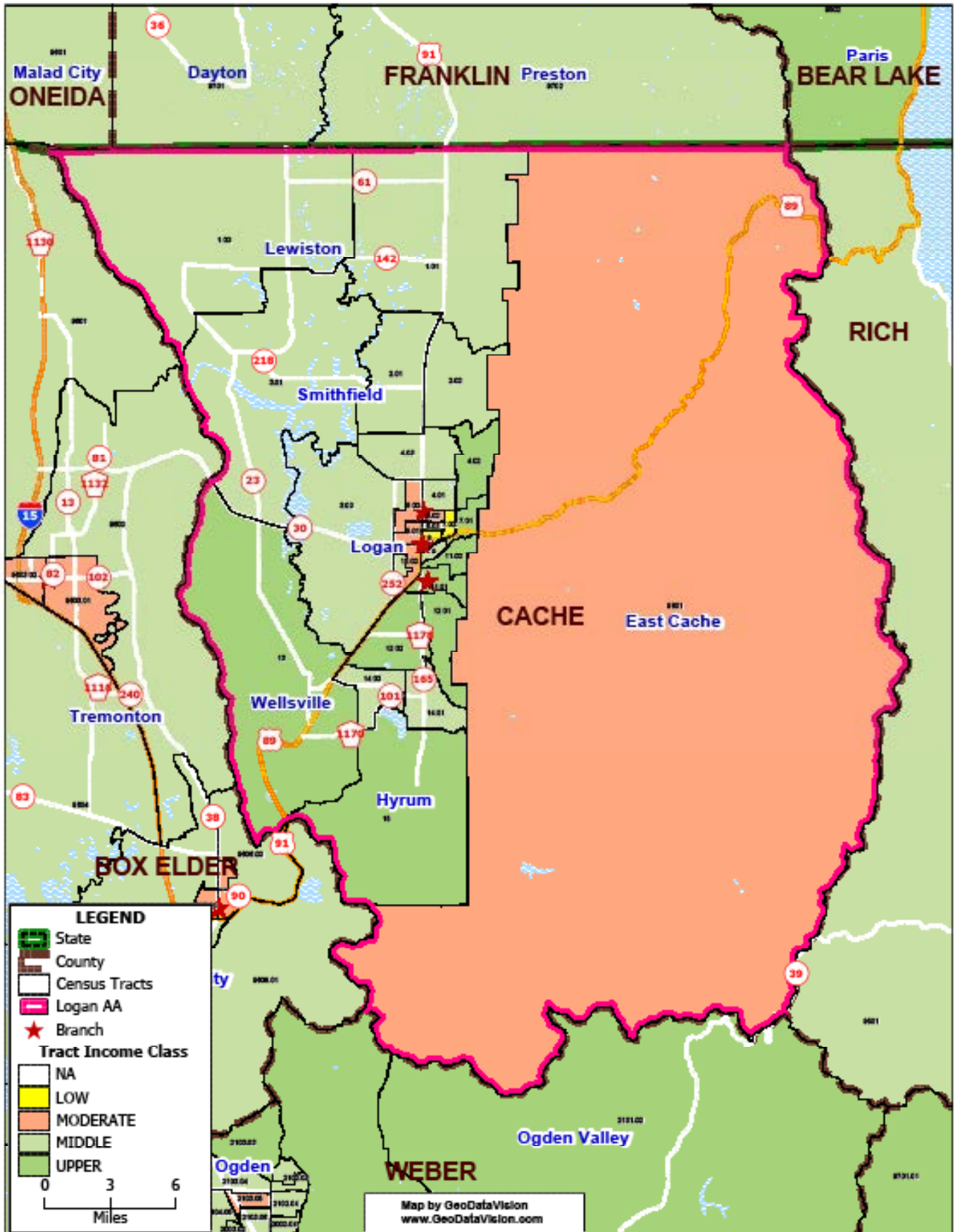
# Maps of Bank of Utah's Assessment Area By County

# BANK OF UTAH - ASSESSMENT AREAS AND MSAs 2026



Maps by GeoDataVision  
www.GeoDataVision.com

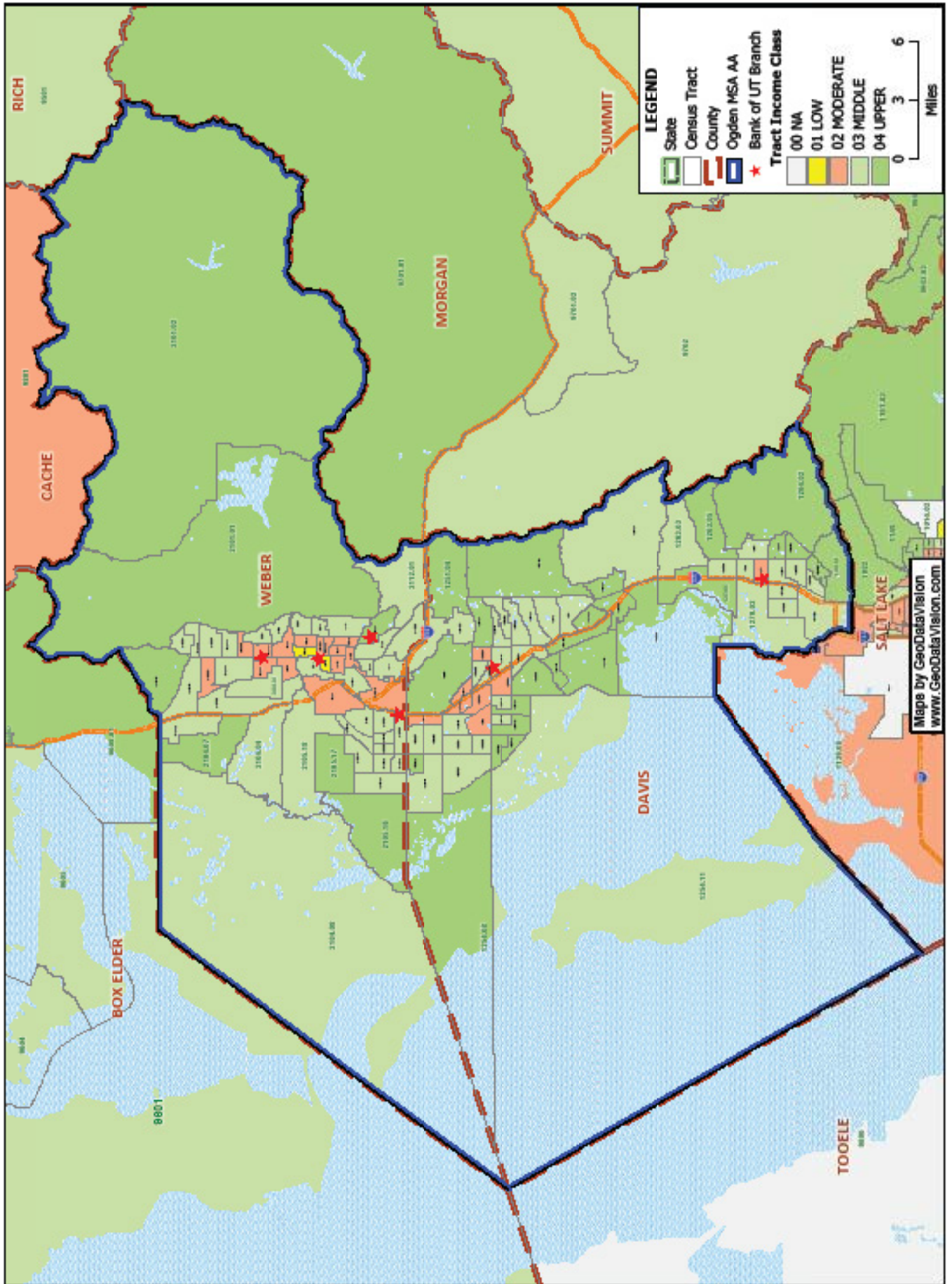
# BANK OF UTAH - LOGAN ASSESSMENT AREA 2026



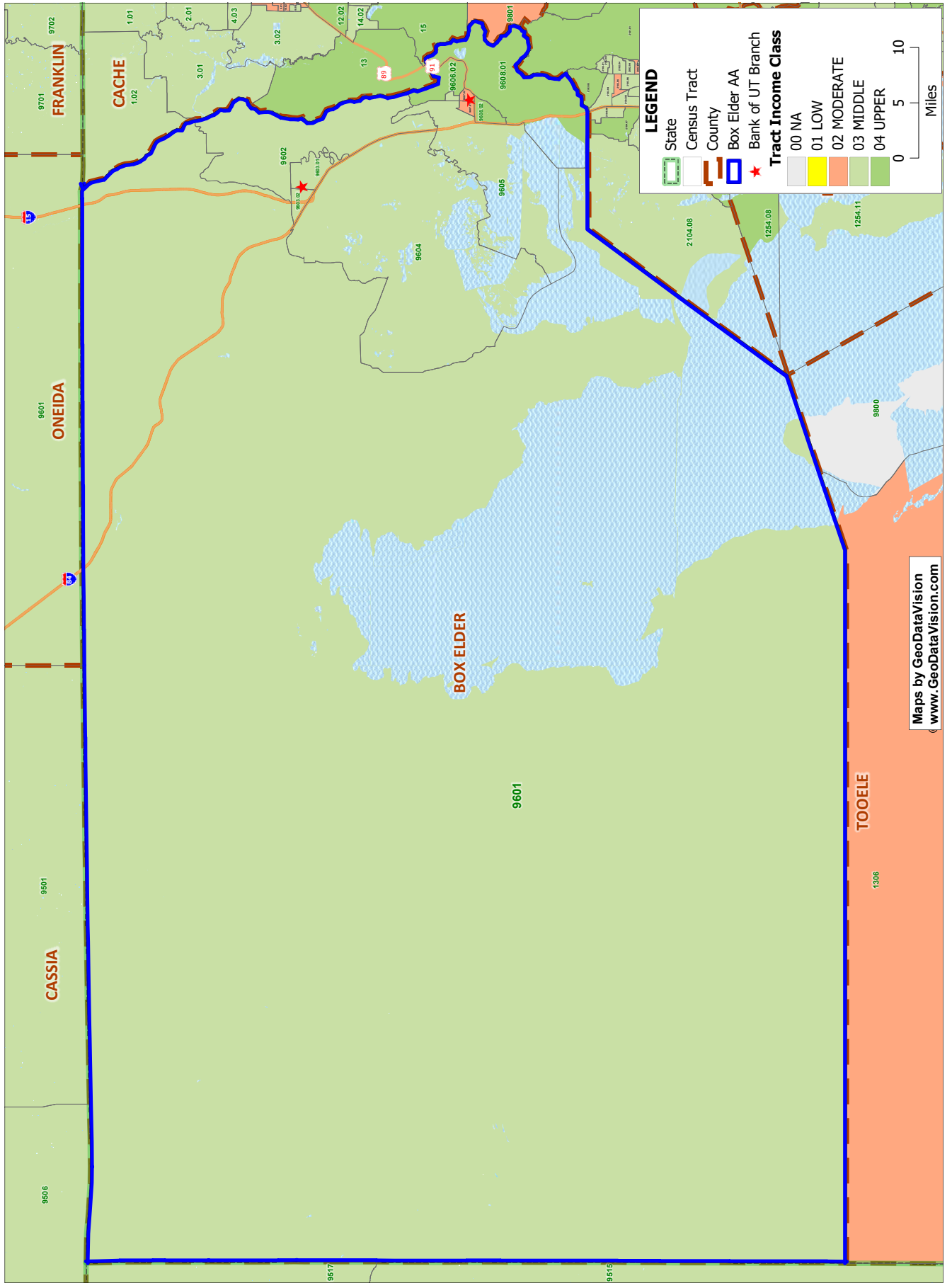
State Code	County Code	Tract Code	Complete Tract Number	Tract Income Class	Tract Population
49	005	1.01	49005000101	MIDDLE-INC	5201
49	005	1.02	49005000102	MIDDLE-INC	1682
49	005	2.01	49005000201	MIDDLE-INC	4273
49	005	2.02	49005000202	MIDDLE-INC	10042
49	005	3.01	49005000301	MIDDLE-INC	2312
49	005	3.02	49005000302	MIDDLE-INC	5869
49	005	4.01	49005000401	MIDDLE-INC	4947
49	005	4.02	49005000402	UPPER-INC	4567
49	005	4.03	49005000403	MIDDLE-INC	6530
49	005	5.01	49005000501	MODERATE-INC	5247
49	005	5.02	49005000502	MODERATE-INC	6714
49	005	6.01	49005000601	NA	4277
49	005	6.02	49005000602	MODERATE-INC	4107
49	005	7.01	49005000701	UPPER-INC	4947
49	005	7.02	49005000702	LOW-INC	3480
49	005	8	49005000800	LOW-INC	4737
49	005	9	49005000900	MIDDLE-INC	3206
49	005	10.01	49005001001	MIDDLE-INC	2882
49	005	10.02	49005001002	MODERATE-INC	4626
49	005	11.01	49005001101	UPPER-INC	5816
49	005	11.02	49005001102	UPPER-INC	5246
49	005	12.01	49005001201	UPPER-INC	6226
49	005	12.02	49005001202	UPPER-INC	7230
49	005	13	49005001300	UPPER-INC	7159
49	005	14.01	49005001401	MIDDLE-INC	5392
49	005	14.02	49005001402	MIDDLE-INC	4149
49	005	15	49005001500	UPPER-INC	2175
49	005	9801	49005980100	MODERATE-INC	115

<b>Tract Minority Population</b>	<b>Tract Minority Population %</b>	<b>Tract Minority Status</b>
480	9.23%	Non-Majority Minority
202	12.01%	Non-Majority Minority
703	16.45%	Non-Majority Minority
1306	13.01%	Non-Majority Minority
216	9.34%	Non-Majority Minority
1789	30.48%	Non-Majority Minority
1150	23.25%	Non-Majority Minority
417	9.13%	Non-Majority Minority
936	14.33%	Non-Majority Minority
1669	31.81%	Non-Majority Minority
2161	32.19%	Non-Majority Minority
608	14.22%	Non-Majority Minority
807	19.65%	Non-Majority Minority
495	10.01%	Non-Majority Minority
544	15.63%	Non-Majority Minority
837	17.67%	Non-Majority Minority
633	19.74%	Non-Majority Minority
1207	41.88%	Non-Majority Minority
1539	33.27%	Non-Majority Minority
781	13.43%	Non-Majority Minority
732	13.95%	Non-Majority Minority
533	8.56%	Non-Majority Minority
1319	18.24%	Non-Majority Minority
553	7.72%	Non-Majority Minority
1090	20.22%	Non-Majority Minority
926	22.32%	Non-Majority Minority
122	5.61%	Non-Majority Minority
23	20.00%	Non-Majority Minority

# BANK OF UTAH - OGDEN-CLEARFIELD ASSESSMENT AREA 2026

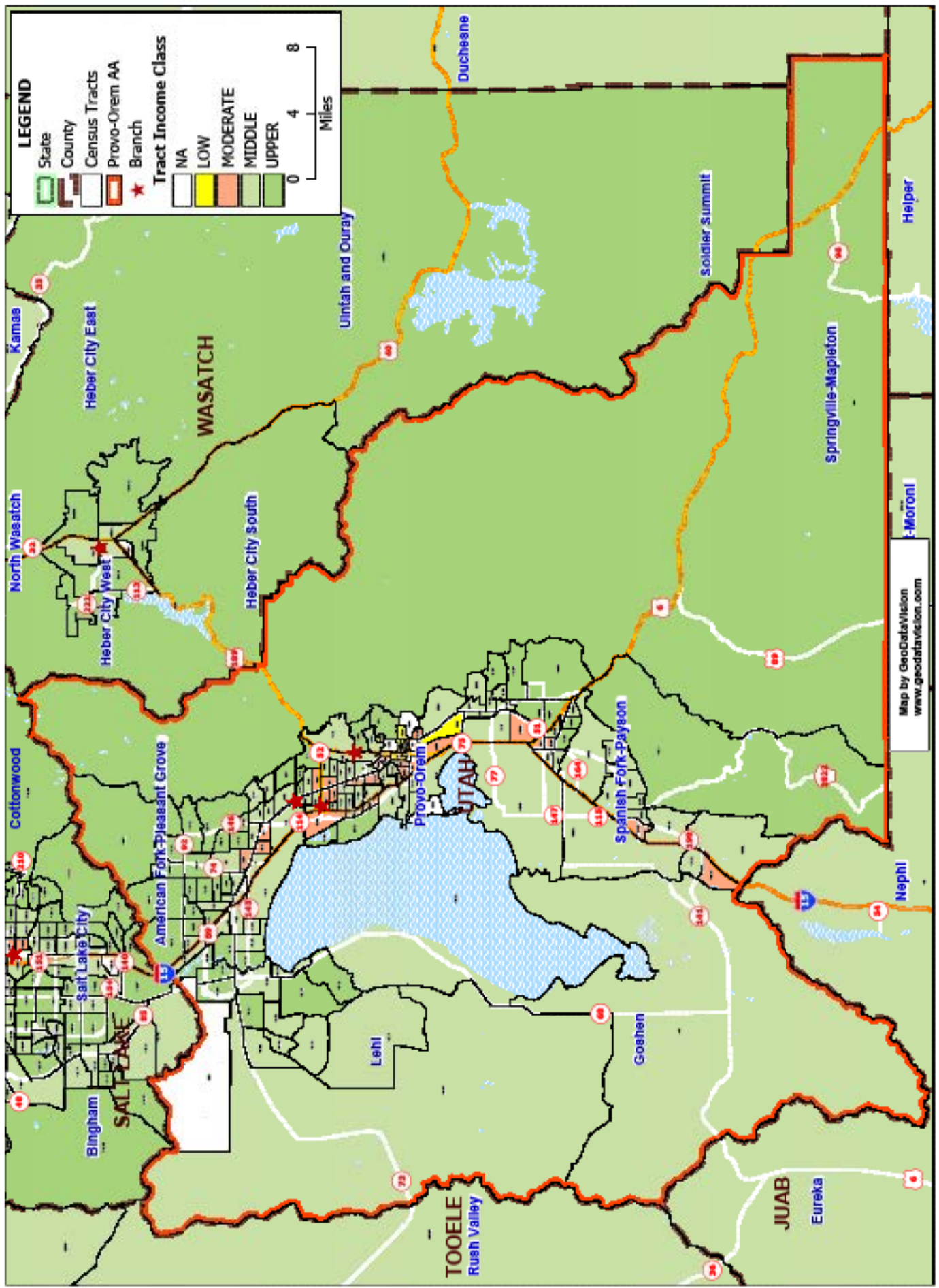


# BANK OF UTAH - BOX ELDER ASSESSMENT AREA 2026



\*The green numbers on the map represent the census tract code associated with each census tract

# BANK OF UTAH - PROVO-OREM-LEHI ASSESSMENT AREA 2026



State Code	County Code	Tract Code	Complete Tract Number	Tract Income Class	Tract Population
49	049	1.02	49049000102	MIDDLE-INC	4785
49	049	1.03	49049000103	MIDDLE-INC	4323
49	049	1.04	49049000104	UPPER-INC	3200
49	049	1.05	49049000105	MIDDLE-INC	4073
49	049	2.03	49049000203	MODERATE-INC	4751
49	049	2.05	49049000205	UPPER-INC	3875
49	049	2.06	49049000206	UPPER-INC	3747
49	049	2.07	49049000207	MIDDLE-INC	2551
49	049	2.08	49049000208	MIDDLE-INC	4088
49	049	4	49049000400	MIDDLE-INC	5843
49	049	5.04	49049000504	MIDDLE-INC	4373
49	049	5.05	49049000505	MIDDLE-INC	3288
49	049	5.06	49049000506	MIDDLE-INC	4316
49	049	5.07	49049000507	MIDDLE-INC	2203
49	049	5.08	49049000508	MIDDLE-INC	5309
49	049	5.10	49049000510	MODERATE-INC	3748
49	049	5.11	49049000511	MODERATE-INC	5103
49	049	6.01	49049000601	MIDDLE-INC	4075
49	049	6.03	49049000603	MIDDLE-INC	4279
49	049	6.04	49049000604	UPPER-INC	3162
49	049	7.03	49049000703	MODERATE-INC	6141
49	049	7.06	49049000706	MIDDLE-INC	6370
49	049	7.07	49049000707	MIDDLE-INC	3948
49	049	7.08	49049000708	UPPER-INC	2951
49	049	7.09	49049000709	MIDDLE-INC	3127
49	049	7.10	49049000710	UPPER-INC	2821
49	049	7.11	49049000711	UPPER-INC	2325
49	049	8.01	49049000801	MODERATE-INC	5624
49	049	8.03	49049000803	MIDDLE-INC	2694
49	049	8.04	49049000804	MODERATE-INC	3150
49	049	9.01	49049000901	MODERATE-INC	5559
49	049	9.03	49049000903	MIDDLE-INC	3547
49	049	9.04	49049000904	MIDDLE-INC	3183
49	049	10.01	49049001001	MIDDLE-INC	3914
49	049	10.02	49049001002	MIDDLE-INC	2776
49	049	11.03	49049001103	MIDDLE-INC	2731
49	049	11.05	49049001105	MIDDLE-INC	3755
49	049	11.06	49049001106	MIDDLE-INC	2967
49	049	11.07	49049001107	MIDDLE-INC	3961
49	049	11.08	49049001108	MODERATE-INC	3574
49	049	12.01	49049001201	MIDDLE-INC	5803
49	049	12.02	49049001202	MODERATE-INC	5201
49	049	13	49049001300	MIDDLE-INC	3677
49	049	14.01	49049001401	MIDDLE-INC	3710
49	049	14.03	49049001403	MODERATE-INC	2321
49	049	14.04	49049001404	MODERATE-INC	4011

49	049	15.01	49049001501	MIDDLE-INC	4191
49	049	15.03	49049001503	UPPER-INC	3919
49	049	15.04	49049001504	MIDDLE-INC	4632
49	049	16.01	49049001601	LOW-INC	4385
49	049	16.02	49049001602	NA	5380
49	049	17.01	49049001701	UPPER-INC	3697
49	049	17.02	49049001702	LOW-INC	4282
49	049	18.01	49049001801	LOW-INC	6062
49	049	18.02	49049001802	LOW-INC	7141
49	049	18.03	49049001803	LOW-INC	1945
49	049	19	49049001900	LOW-INC	4063
49	049	20.01	49049002001	MODERATE-INC	3357
49	049	20.02	49049002002	MODERATE-INC	3223
49	049	21.01	49049002101	MIDDLE-INC	4206
49	049	21.02	49049002102	MIDDLE-INC	3098
49	049	22.04	49049002204	MIDDLE-INC	4520
49	049	22.05	49049002205	MIDDLE-INC	4427
49	049	22.06	49049002206	MIDDLE-INC	3314
49	049	22.08	49049002208	UPPER-INC	6588
49	049	22.09	49049002209	MODERATE-INC	3869
49	049	22.10	49049002210	MIDDLE-INC	2728
49	049	22.11	49049002211	MODERATE-INC	2117
49	049	22.12	49049002212	UPPER-INC	5502
49	049	22.13	49049002213	MIDDLE-INC	3935
49	049	23	49049002300	MODERATE-INC	3683
49	049	24	49049002400	LOW-INC	2149
49	049	25	49049002500	MODERATE-INC	4218
49	049	27.02	49049002702	MIDDLE-INC	4975
49	049	27.03	49049002703	MODERATE-INC	2794
49	049	29.01	49049002901	MIDDLE-INC	8681
49	049	29.02	49049002902	MIDDLE-INC	3579
49	049	30.01	49049003001	MIDDLE-INC	4473
49	049	30.02	49049003002	MIDDLE-INC	2227
49	049	31.03	49049003103	MIDDLE-INC	2814
49	049	31.04	49049003104	UPPER-INC	4257
49	049	31.05	49049003105	MIDDLE-INC	3838
49	049	31.06	49049003106	MIDDLE-INC	2856
49	049	32.01	49049003201	MODERATE-INC	2664
49	049	32.03	49049003203	UPPER-INC	4014
49	049	32.04	49049003204	MODERATE-INC	2725
49	049	32.05	49049003205	MIDDLE-INC	3993
49	049	33.01	49049003301	MIDDLE-INC	4205
49	049	33.02	49049003302	MIDDLE-INC	3034
49	049	34.01	49049003401	MIDDLE-INC	3896
49	049	34.03	49049003403	MODERATE-INC	5315
49	049	34.04	49049003404	MIDDLE-INC	2361
49	049	34.05	49049003405	MIDDLE-INC	3935

49	049	101.07	49049010107	MIDDLE-INC	5765
49	049	101.10	49049010110	UPPER-INC	5326
49	049	101.14	49049010114	MIDDLE-INC	7244
49	049	101.15	49049010115	MIDDLE-INC	3604
49	049	101.16	49049010116	UPPER-INC	7299
49	049	101.17	49049010117	UPPER-INC	3801
49	049	101.18	49049010118	MIDDLE-INC	5723
49	049	101.19	49049010119	MIDDLE-INC	2622
49	049	101.20	49049010120	MIDDLE-INC	11715
49	049	101.21	49049010121	UPPER-INC	9403
49	049	101.22	49049010122	MIDDLE-INC	7132
49	049	101.23	49049010123	UPPER-INC	7623
49	049	101.24	49049010124	UPPER-INC	5299
49	049	101.25	49049010125	MIDDLE-INC	3542
49	049	101.26	49049010126	UPPER-INC	3115
49	049	101.27	49049010127	MIDDLE-INC	6391
49	049	101.28	49049010128	MIDDLE-INC	4394
49	049	101.29	49049010129	UPPER-INC	5147
49	049	101.30	49049010130	MIDDLE-INC	4250
49	049	101.31	49049010131	MIDDLE-INC	5060
49	049	101.32	49049010132	MIDDLE-INC	4378
49	049	102.08	49049010208	UPPER-INC	4107
49	049	102.09	49049010209	UPPER-INC	5649
49	049	102.10	49049010210	UPPER-INC	5868
49	049	102.11	49049010211	UPPER-INC	3898
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49	049	102.13	49049010213	UPPER-INC	3240
49	049	102.16	49049010216	UPPER-INC	3544
49	049	102.17	49049010217	UPPER-INC	7135
49	049	102.19	49049010219	UPPER-INC	5704
49	049	102.20	49049010220	UPPER-INC	6336
49	049	102.21	49049010221	MIDDLE-INC	2032
49	049	102.22	49049010222	UPPER-INC	7105
49	049	102.23	49049010223	UPPER-INC	2489
49	049	102.24	49049010224	UPPER-INC	3619
49	049	102.25	49049010225	UPPER-INC	4188
49	049	102.26	49049010226	UPPER-INC	3751
49	049	103.03	49049010303	UPPER-INC	5205
49	049	103.05	49049010305	UPPER-INC	3974
49	049	103.06	49049010306	MODERATE-INC	2282
49	049	103.07	49049010307	UPPER-INC	6502
49	049	103.08	49049010308	UPPER-INC	4919
49	049	104.04	49049010404	UPPER-INC	5188
49	049	104.05	49049010405	MIDDLE-INC	3893
49	049	104.06	49049010406	MIDDLE-INC	3555
49	049	104.07	49049010407	MIDDLE-INC	2652
49	049	104.08	49049010408	MIDDLE-INC	4745

49	049	104.09	49049010409	MIDDLE-INC	3721
49	049	104.10	49049010410	MIDDLE-INC	4410
49	049	104.11	49049010411	UPPER-INC	7911
49	049	105.03	49049010503	MIDDLE-INC	3687
49	049	105.04	49049010504	MIDDLE-INC	3942
49	049	105.05	49049010505	MIDDLE-INC	5087
49	049	105.06	49049010506	MODERATE-INC	2109
49	049	106	49049010600	MIDDLE-INC	5884
49	049	107	49049010700	MIDDLE-INC	5310
49	049	109	49049010900	UPPER-INC	1094
49	049	9801	49049980100	NA	0
49	049	9802	49049980200	LOW-INC	2035
49	049	9803	49049980300	MODERATE-INC	3707
49	049	9804	49049980400	NA	320
49	049	9805	49049980500	LOW-INC	1616
49	049	9806	49049980600	NA	0

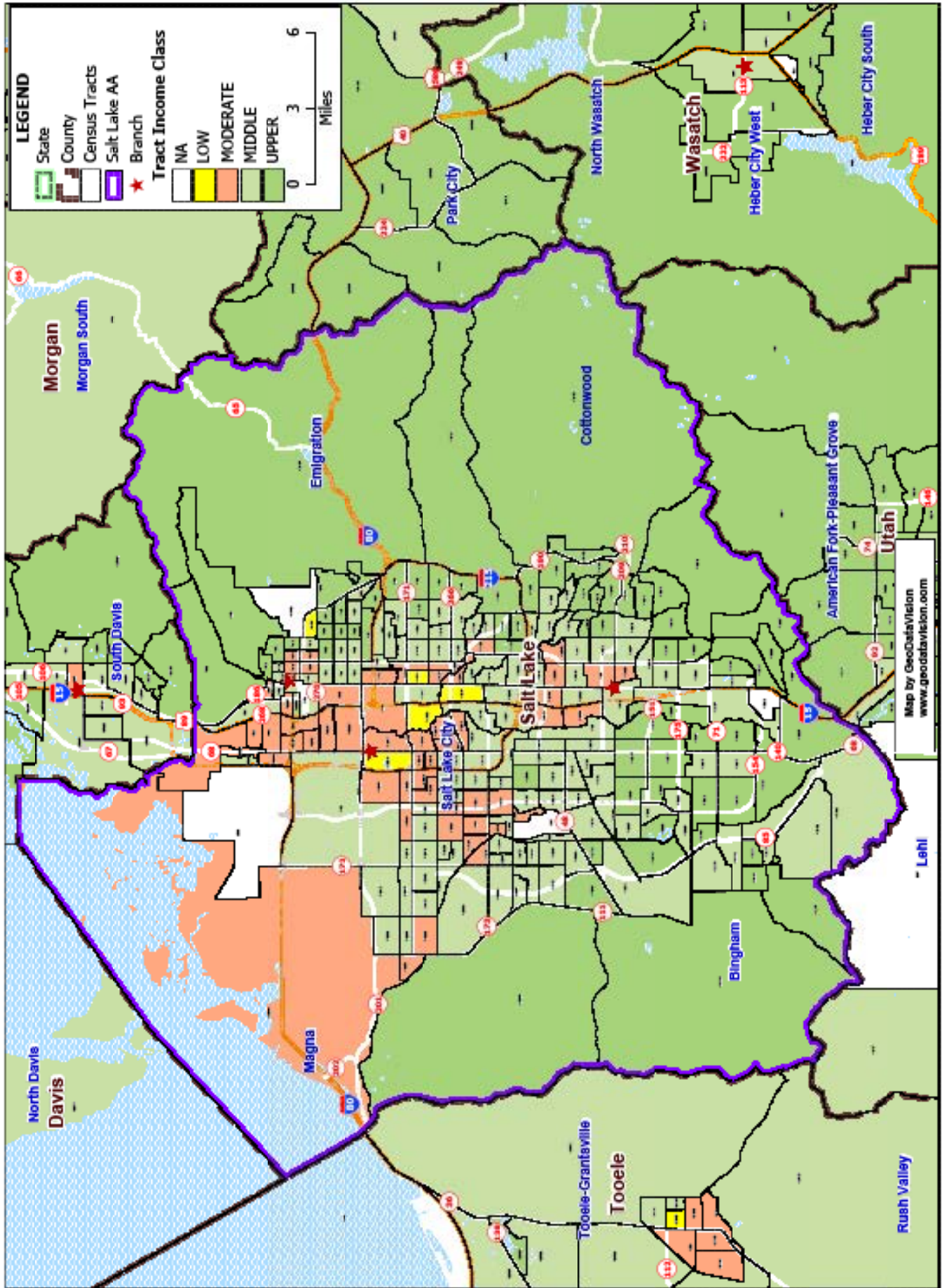
<b>Tract Minority Population</b>	<b>Tract Minority Population %</b>	<b>Tract Minority Status</b>
753	15.74%	Non-Majority Minority
725	16.77%	Non-Majority Minority
370	11.56%	Non-Majority Minority
507	12.45%	Non-Majority Minority
913	19.22%	Non-Majority Minority
464	11.97%	Non-Majority Minority
443	11.82%	Non-Majority Minority
493	19.33%	Non-Majority Minority
640	15.66%	Non-Majority Minority
1453	24.87%	Non-Majority Minority
651	14.89%	Non-Majority Minority
428	13.02%	Non-Majority Minority
814	18.86%	Non-Majority Minority
293	13.30%	Non-Majority Minority
1196	22.53%	Non-Majority Minority
918	24.49%	Non-Majority Minority
1782	34.92%	Non-Majority Minority
770	18.90%	Non-Majority Minority
545	12.74%	Non-Majority Minority
507	16.03%	Non-Majority Minority
2284	37.19%	Non-Majority Minority
1874	29.42%	Non-Majority Minority
967	24.49%	Non-Majority Minority
460	15.59%	Non-Majority Minority
769	24.59%	Non-Majority Minority
434	15.38%	Non-Majority Minority
329	14.15%	Non-Majority Minority
2530	44.99%	Non-Majority Minority
1307	48.52%	Non-Majority Minority
1141	36.22%	Non-Majority Minority
2252	40.51%	Non-Majority Minority
596	16.80%	Non-Majority Minority
558	17.53%	Non-Majority Minority
996	25.45%	Non-Majority Minority
525	18.91%	Non-Majority Minority
648	23.73%	Non-Majority Minority
1014	27.00%	Non-Majority Minority
862	29.05%	Non-Majority Minority
997	25.17%	Non-Majority Minority
1660	46.45%	Non-Majority Minority
1459	25.14%	Non-Majority Minority
1897	36.47%	Non-Majority Minority
1041	28.31%	Non-Majority Minority
540	14.56%	Non-Majority Minority
654	28.18%	Non-Majority Minority
1388	34.60%	Non-Majority Minority

661	15.77% Non-Majority Minority
562	14.34% Non-Majority Minority
925	19.97% Non-Majority Minority
964	21.98% Non-Majority Minority
1005	18.68% Non-Majority Minority
648	17.53% Non-Majority Minority
977	22.82% Non-Majority Minority
1204	19.86% Non-Majority Minority
1454	20.36% Non-Majority Minority
503	25.86% Non-Majority Minority
1010	24.86% Non-Majority Minority
1162	34.61% Non-Majority Minority
1704	52.87% Majority Minority
857	20.38% Non-Majority Minority
982	31.70% Non-Majority Minority
1664	36.81% Non-Majority Minority
1755	39.64% Non-Majority Minority
1270	38.32% Non-Majority Minority
1658	25.17% Non-Majority Minority
1437	37.14% Non-Majority Minority
944	34.60% Non-Majority Minority
663	31.32% Non-Majority Minority
1315	23.90% Non-Majority Minority
1665	42.31% Non-Majority Minority
1572	42.68% Non-Majority Minority
640	29.78% Non-Majority Minority
1583	37.53% Non-Majority Minority
1687	33.91% Non-Majority Minority
861	30.82% Non-Majority Minority
2411	27.77% Non-Majority Minority
1330	37.16% Non-Majority Minority
938	20.97% Non-Majority Minority
415	18.63% Non-Majority Minority
396	14.07% Non-Majority Minority
355	8.34% Non-Majority Minority
743	19.36% Non-Majority Minority
801	28.05% Non-Majority Minority
746	28.00% Non-Majority Minority
513	12.78% Non-Majority Minority
553	20.29% Non-Majority Minority
787	19.71% Non-Majority Minority
1141	27.13% Non-Majority Minority
650	21.42% Non-Majority Minority
870	22.33% Non-Majority Minority
1353	25.46% Non-Majority Minority
353	14.95% Non-Majority Minority
645	16.39% Non-Majority Minority

654	11.34% Non-Majority Minority
656	12.32% Non-Majority Minority
1424	19.66% Non-Majority Minority
670	18.59% Non-Majority Minority
1242	17.02% Non-Majority Minority
501	13.18% Non-Majority Minority
967	16.90% Non-Majority Minority
549	20.94% Non-Majority Minority
2449	20.90% Non-Majority Minority
1730	18.40% Non-Majority Minority
1443	20.23% Non-Majority Minority
1408	18.47% Non-Majority Minority
1311	24.74% Non-Majority Minority
733	20.69% Non-Majority Minority
550	17.66% Non-Majority Minority
1116	17.46% Non-Majority Minority
1152	26.22% Non-Majority Minority
969	18.83% Non-Majority Minority
591	13.91% Non-Majority Minority
755	14.92% Non-Majority Minority
863	19.71% Non-Majority Minority
408	9.93% Non-Majority Minority
544	9.63% Non-Majority Minority
803	13.68% Non-Majority Minority
350	8.98% Non-Majority Minority
2429	24.40% Non-Majority Minority
317	9.78% Non-Majority Minority
379	10.69% Non-Majority Minority
972	13.62% Non-Majority Minority
622	10.90% Non-Majority Minority
787	12.42% Non-Majority Minority
489	24.06% Non-Majority Minority
1021	14.37% Non-Majority Minority
218	8.76% Non-Majority Minority
360	9.95% Non-Majority Minority
486	11.60% Non-Majority Minority
499	13.30% Non-Majority Minority
454	8.72% Non-Majority Minority
332	8.35% Non-Majority Minority
730	31.99% Non-Majority Minority
1084	16.67% Non-Majority Minority
802	16.30% Non-Majority Minority
921	17.75% Non-Majority Minority
672	17.26% Non-Majority Minority
431	12.12% Non-Majority Minority
294	11.09% Non-Majority Minority
366	7.71% Non-Majority Minority

440	11.82% Non-Majority Minority
810	18.37% Non-Majority Minority
698	8.82% Non-Majority Minority
657	17.82% Non-Majority Minority
680	17.25% Non-Majority Minority
1004	19.74% Non-Majority Minority
622	29.49% Non-Majority Minority
935	15.89% Non-Majority Minority
677	12.75% Non-Majority Minority
98	8.96% Non-Majority Minority
0	0.00% Non-Majority Minority
506	24.86% Non-Majority Minority
2249	60.67% Majority Minority
106	33.13% Non-Majority Minority
775	47.96% Non-Majority Minority
0	0.00% Non-Majority Minority

# BANK OF UTAH - SALT LAKE CITY ASSESSMENT AREA 2026



State Code	County Code	Tract Code	Complete Tract Number	Tract Income Class	Tract Population
49	035	1001	49035100100	MIDDLE-INC	2987
49	035	1002	49035100200	UPPER-INC	1333
49	035	1003.06	49035100306	MODERATE-INC	6043
49	035	1003.07	49035100307	MIDDLE-INC	4968
49	035	1003.08	49035100308	MODERATE-INC	4025
49	035	1005	49035100500	MODERATE-INC	5893
49	035	1006	49035100600	MODERATE-INC	6699
49	035	1007	49035100700	MODERATE-INC	2683
49	035	1008	49035100800	MIDDLE-INC	2562
49	035	1010	49035101000	UPPER-INC	3127
49	035	1011.01	49035101101	MIDDLE-INC	1973
49	035	1011.02	49035101102	MIDDLE-INC	3431
49	035	1012	49035101200	UPPER-INC	3972
49	035	1014.01	49035101401	LOW-INC	2171
49	035	1014.02	49035101402	NA	4339
49	035	1015	49035101500	UPPER-INC	3288
49	035	1016	49035101600	MIDDLE-INC	3742
49	035	1017	49035101700	MODERATE-INC	3582
49	035	1018	49035101800	MODERATE-INC	3347
49	035	1019	49035101900	MODERATE-INC	3103
49	035	1020	49035102000	MODERATE-INC	2837
49	035	1021	49035102100	MODERATE-INC	2378
49	035	1023	49035102300	MIDDLE-INC	3153
49	035	1025.01	49035102501	MODERATE-INC	3134
49	035	1025.02	49035102502	UPPER-INC	2062
49	035	1026	49035102600	MODERATE-INC	4391
49	035	1027.01	49035102701	MODERATE-INC	4752
49	035	1027.02	49035102702	MODERATE-INC	3704
49	035	1028.01	49035102801	MODERATE-INC	5919
49	035	1028.02	49035102802	MODERATE-INC	4888
49	035	1029	49035102900	MODERATE-INC	5768
49	035	1030	49035103000	MIDDLE-INC	2756
49	035	1031	49035103100	MIDDLE-INC	4144
49	035	1032	49035103200	MIDDLE-INC	4433
49	035	1033	49035103300	MIDDLE-INC	4256
49	035	1034	49035103400	MIDDLE-INC	4167
49	035	1035	49035103500	UPPER-INC	4031
49	035	1036	49035103600	UPPER-INC	2671
49	035	1037	49035103700	UPPER-INC	2631
49	035	1038	49035103800	UPPER-INC	2325
49	035	1039	49035103900	MIDDLE-INC	3605
49	035	1040	49035104000	UPPER-INC	3302
49	035	1041	49035104100	UPPER-INC	2941
49	035	1042	49035104200	UPPER-INC	6895
49	035	1043	49035104300	MIDDLE-INC	2901
49	035	1044	49035104400	UPPER-INC	2067

49	035	1047	49035104700	MIDDLE-INC	4818
49	035	1048	49035104800	MIDDLE-INC	5263
49	035	1049	49035104900	MIDDLE-INC	3135
49	035	1101.03	49035110103	UPPER-INC	3562
49	035	1101.04	49035110104	UPPER-INC	5557
49	035	1101.05	49035110105	UPPER-INC	2011
49	035	1101.06	49035110106	UPPER-INC	2519
49	035	1102	49035110200	UPPER-INC	5070
49	035	1103	49035110300	MIDDLE-INC	5802
49	035	1104.01	49035110401	MIDDLE-INC	3401
49	035	1104.02	49035110402	UPPER-INC	3873
49	035	1105	49035110500	UPPER-INC	6425
49	035	1106	49035110600	UPPER-INC	5825
49	035	1107.01	49035110701	MIDDLE-INC	3798
49	035	1107.02	49035110702	MIDDLE-INC	5199
49	035	1108	49035110800	MIDDLE-INC	5813
49	035	1109	49035110900	UPPER-INC	4923
49	035	1110.01	49035111001	UPPER-INC	4594
49	035	1110.02	49035111002	UPPER-INC	5627
49	035	1111.04	49035111104	UPPER-INC	2982
49	035	1111.05	49035111105	MODERATE-INC	3847
49	035	1111.06	49035111106	MIDDLE-INC	3118
49	035	1111.07	49035111107	MIDDLE-INC	3090
49	035	1111.08	49035111108	UPPER-INC	3332
49	035	1111.09	49035111109	UPPER-INC	3233
49	035	1112.01	49035111201	MIDDLE-INC	2632
49	035	1112.02	49035111202	MIDDLE-INC	4664
49	035	1113.02	49035111302	UPPER-INC	5878
49	035	1113.04	49035111304	UPPER-INC	3692
49	035	1113.05	49035111305	MIDDLE-INC	3872
49	035	1113.06	49035111306	MIDDLE-INC	2454
49	035	1114	49035111400	MODERATE-INC	6976
49	035	1115	49035111500	MODERATE-INC	2529
49	035	1116.01	49035111601	MIDDLE-INC	4449
49	035	1116.02	49035111602	LOW-INC	6762
49	035	1117.01	49035111701	LOW-INC	5452
49	035	1117.02	49035111702	MODERATE-INC	4407
49	035	1118.01	49035111801	MIDDLE-INC	5762
49	035	1118.02	49035111802	MIDDLE-INC	2777
49	035	1119.03	49035111903	MIDDLE-INC	4113
49	035	1119.04	49035111904	MIDDLE-INC	3624
49	035	1119.05	49035111905	MODERATE-INC	3806
49	035	1119.06	49035111906	MODERATE-INC	4524
49	035	1120.01	49035112001	MODERATE-INC	3362
49	035	1120.02	49035112002	MIDDLE-INC	4871
49	035	1121.01	49035112101	LOW-INC	5058
49	035	1121.02	49035112102	MIDDLE-INC	5041

49	035	1122.01	49035112201	MIDDLE-INC	5018
49	035	1122.02	49035112202	MIDDLE-INC	4005
49	035	1123.01	49035112301	MIDDLE-INC	3815
49	035	1123.02	49035112302	MIDDLE-INC	3623
49	035	1124.02	49035112402	MIDDLE-INC	7498
49	035	1124.04	49035112404	MODERATE-INC	4578
49	035	1124.05	49035112405	MODERATE-INC	6241
49	035	1124.06	49035112406	MODERATE-INC	3394
49	035	1125.01	49035112501	MIDDLE-INC	4027
49	035	1125.03	49035112503	MODERATE-INC	4832
49	035	1125.04	49035112504	MIDDLE-INC	2995
49	035	1125.05	49035112505	MODERATE-INC	3972
49	035	1126.04	49035112604	MIDDLE-INC	4767
49	035	1126.08	49035112608	UPPER-INC	5165
49	035	1126.09	49035112609	UPPER-INC	5402
49	035	1126.10	49035112610	MIDDLE-INC	6292
49	035	1126.11	49035112611	MIDDLE-INC	6681
49	035	1126.12	49035112612	MIDDLE-INC	5440
49	035	1126.13	49035112613	MIDDLE-INC	5264
49	035	1126.14	49035112614	UPPER-INC	3575
49	035	1126.15	49035112615	UPPER-INC	2340
49	035	1126.16	49035112616	UPPER-INC	4239
49	035	1126.17	49035112617	UPPER-INC	3354
49	035	1126.18	49035112618	MIDDLE-INC	3911
49	035	1126.19	49035112619	UPPER-INC	3111
49	035	1126.20	49035112620	MODERATE-INC	3206
49	035	1126.21	49035112621	MIDDLE-INC	5540
49	035	1127	49035112700	MODERATE-INC	5671
49	035	1128.04	49035112804	UPPER-INC	5429
49	035	1128.05	49035112805	UPPER-INC	5319
49	035	1128.12	49035112812	MIDDLE-INC	5774
49	035	1128.13	49035112813	UPPER-INC	5410
49	035	1128.14	49035112814	UPPER-INC	4960
49	035	1128.15	49035112815	UPPER-INC	5126
49	035	1128.16	49035112816	UPPER-INC	5906
49	035	1128.18	49035112818	NA	3159
49	035	1128.21	49035112821	UPPER-INC	7038
49	035	1128.22	49035112822	MIDDLE-INC	5269
49	035	1128.23	49035112823	MIDDLE-INC	6165
49	035	1128.24	49035112824	UPPER-INC	5722
49	035	1128.25	49035112825	MIDDLE-INC	4874
49	035	1128.26	49035112826	UPPER-INC	5253
49	035	1128.27	49035112827	UPPER-INC	10862
49	035	1128.28	49035112828	UPPER-INC	5063
49	035	1128.29	49035112829	MIDDLE-INC	3181
49	035	1128.30	49035112830	UPPER-INC	5027
49	035	1128.31	49035112831	UPPER-INC	3398

49	035	1129.04	49035112904	MIDDLE-INC	6352
49	035	1129.05	49035112905	UPPER-INC	5295
49	035	1129.07	49035112907	MIDDLE-INC	4705
49	035	1129.12	49035112912	MIDDLE-INC	2648
49	035	1129.13	49035112913	MIDDLE-INC	5158
49	035	1129.14	49035112914	MIDDLE-INC	6548
49	035	1129.16	49035112916	MIDDLE-INC	4736
49	035	1129.17	49035112917	MIDDLE-INC	4168
49	035	1129.18	49035112918	MIDDLE-INC	5362
49	035	1129.20	49035112920	MIDDLE-INC	5155
49	035	1129.21	49035112921	MIDDLE-INC	4280
49	035	1130.07	49035113007	MIDDLE-INC	4947
49	035	1130.08	49035113008	UPPER-INC	6285
49	035	1130.10	49035113010	UPPER-INC	7371
49	035	1130.11	49035113011	UPPER-INC	6567
49	035	1130.12	49035113012	UPPER-INC	5837
49	035	1130.13	49035113013	UPPER-INC	6130
49	035	1130.14	49035113014	MIDDLE-INC	5273
49	035	1130.16	49035113016	UPPER-INC	7420
49	035	1130.17	49035113017	MIDDLE-INC	7279
49	035	1130.21	49035113021	MIDDLE-INC	5887
49	035	1130.22	49035113022	UPPER-INC	7589
49	035	1130.23	49035113023	MIDDLE-INC	6756
49	035	1130.24	49035113024	UPPER-INC	5388
49	035	1130.25	49035113025	MIDDLE-INC	5320
49	035	1131.01	49035113101	MIDDLE-INC	7013
49	035	1131.02	49035113102	MIDDLE-INC	3766
49	035	1131.05	49035113105	UPPER-INC	7886
49	035	1131.08	49035113108	UPPER-INC	4035
49	035	1131.09	49035113109	UPPER-INC	4823
49	035	1131.10	49035113110	MIDDLE-INC	4399
49	035	1131.11	49035113111	UPPER-INC	5210
49	035	1131.12	49035113112	UPPER-INC	3726
49	035	1131.13	49035113113	MIDDLE-INC	11122
49	035	1131.14	49035113114	MIDDLE-INC	9861
49	035	1133.07	49035113307	MODERATE-INC	7413
49	035	1133.08	49035113308	MODERATE-INC	5196
49	035	1133.09	49035113309	MODERATE-INC	5111
49	035	1133.10	49035113310	MODERATE-INC	3143
49	035	1133.11	49035113311	MODERATE-INC	4900
49	035	1133.12	49035113312	LOW-INC	3859
49	035	1133.13	49035113313	MODERATE-INC	3993
49	035	1133.14	49035113314	MODERATE-INC	2821
49	035	1134.06	49035113406	MODERATE-INC	6787
49	035	1134.08	49035113408	MIDDLE-INC	7119
49	035	1134.09	49035113409	MIDDLE-INC	5049
49	035	1134.10	49035113410	MIDDLE-INC	6805

49	035	1134.11	49035113411	MIDDLE-INC	2808
49	035	1134.12	49035113412	MIDDLE-INC	3018
49	035	1134.13	49035113413	MIDDLE-INC	5980
49	035	1134.14	49035113414	MIDDLE-INC	6530
49	035	1134.15	49035113415	MIDDLE-INC	5951
49	035	1135.05	49035113505	MODERATE-INC	6558
49	035	1135.09	49035113509	MODERATE-INC	7826
49	035	1135.10	49035113510	MIDDLE-INC	3357
49	035	1135.11	49035113511	MODERATE-INC	3900
49	035	1135.12	49035113512	MODERATE-INC	3417
49	035	1135.13	49035113513	MIDDLE-INC	6186
49	035	1135.14	49035113514	MODERATE-INC	6757
49	035	1135.15	49035113515	MIDDLE-INC	6168
49	035	1135.20	49035113520	MIDDLE-INC	4101
49	035	1135.21	49035113521	MODERATE-INC	6493
49	035	1135.22	49035113522	MIDDLE-INC	3281
49	035	1135.23	49035113523	MODERATE-INC	6102
49	035	1135.26	49035113526	MIDDLE-INC	5793
49	035	1135.27	49035113527	MIDDLE-INC	4241
49	035	1135.28	49035113528	MIDDLE-INC	4976
49	035	1135.32	49035113532	MIDDLE-INC	3259
49	035	1135.33	49035113533	MIDDLE-INC	4918
49	035	1135.36	49035113536	MODERATE-INC	4201
49	035	1135.37	49035113537	MIDDLE-INC	3699
49	035	1135.38	49035113538	MIDDLE-INC	3105
49	035	1135.39	49035113539	MIDDLE-INC	4883
49	035	1135.40	49035113540	MIDDLE-INC	5367
49	035	1135.41	49035113541	MIDDLE-INC	2545
49	035	1135.42	49035113542	MIDDLE-INC	4018
49	035	1135.43	49035113543	MIDDLE-INC	4478
49	035	1135.44	49035113544	MIDDLE-INC	4050
49	035	1135.45	49035113545	MIDDLE-INC	3791
49	035	1136	49035113600	MODERATE-INC	5498
49	035	1137.01	49035113701	MIDDLE-INC	4160
49	035	1137.02	49035113702	MODERATE-INC	2619
49	035	1138.01	49035113801	MODERATE-INC	5939
49	035	1138.02	49035113802	MODERATE-INC	4371
49	035	1138.04	49035113804	MIDDLE-INC	4809
49	035	1138.05	49035113805	MIDDLE-INC	4178
49	035	1139.03	49035113903	MIDDLE-INC	5403
49	035	1139.04	49035113904	MIDDLE-INC	6039
49	035	1139.05	49035113905	MODERATE-INC	7667
49	035	1139.06	49035113906	MODERATE-INC	4888
49	035	1139.08	49035113908	MODERATE-INC	5272
49	035	1139.09	49035113909	UPPER-INC	4119
49	035	1140	49035114000	MIDDLE-INC	4344
49	035	1141	49035114100	UPPER-INC	3582

49	035	1142	49035114200	MIDDLE-INC	5161
49	035	1143.01	49035114301	MODERATE-INC	5511
49	035	1143.02	49035114302	MIDDLE-INC	2833
49	035	1143.03	49035114303	UPPER-INC	10724
49	035	1143.04	49035114304	MIDDLE-INC	5801
49	035	1145	49035114500	MIDDLE-INC	7487
49	035	1146.01	49035114601	UPPER-INC	5315
49	035	1146.02	49035114602	UPPER-INC	2083
49	035	1147	49035114700	MODERATE-INC	4620
49	035	1148	49035114800	UPPER-INC	3654
49	035	1151.07	49035115107	UPPER-INC	6431
49	035	1151.08	49035115108	MIDDLE-INC	8083
49	035	1151.09	49035115109	MIDDLE-INC	7272
49	035	1152.10	49035115210	UPPER-INC	8274
49	035	1152.11	49035115211	MIDDLE-INC	7033
49	035	9800	49035980000	NA	16
49	035	9801	49035980100	NA	10

<b>Tract Minority Population</b>	<b>Tract Minority Population %</b>	<b>Tract Minority Status</b>
1186	39.71%	Non-Majority Minority
205	15.38%	Non-Majority Minority
4106	67.95%	Majority Minority
3853	77.56%	Majority Minority
3064	76.12%	Majority Minority
3066	52.03%	Majority Minority
3755	56.05%	Majority Minority
725	27.02%	Non-Majority Minority
665	25.96%	Non-Majority Minority
528	16.89%	Non-Majority Minority
426	21.59%	Non-Majority Minority
777	22.65%	Non-Majority Minority
784	19.74%	Non-Majority Minority
960	44.22%	Non-Majority Minority
1760	40.56%	Non-Majority Minority
786	23.91%	Non-Majority Minority
913	24.40%	Non-Majority Minority
1059	29.56%	Non-Majority Minority
914	27.31%	Non-Majority Minority
1028	33.13%	Non-Majority Minority
902	31.79%	Non-Majority Minority
906	38.10%	Non-Majority Minority
1365	43.29%	Non-Majority Minority
1477	47.13%	Non-Majority Minority
679	32.93%	Non-Majority Minority
2678	60.99%	Majority Minority
3176	66.84%	Majority Minority
2862	77.27%	Majority Minority
4152	70.15%	Majority Minority
3468	70.95%	Majority Minority
2840	49.24%	Non-Majority Minority
873	31.68%	Non-Majority Minority
1310	31.61%	Non-Majority Minority
1107	24.97%	Non-Majority Minority
880	20.68%	Non-Majority Minority
816	19.58%	Non-Majority Minority
625	15.50%	Non-Majority Minority
378	14.15%	Non-Majority Minority
313	11.90%	Non-Majority Minority
355	15.27%	Non-Majority Minority
640	17.75%	Non-Majority Minority
484	14.66%	Non-Majority Minority
442	15.03%	Non-Majority Minority
1159	16.81%	Non-Majority Minority
616	21.23%	Non-Majority Minority
174	8.42%	Non-Majority Minority

787	16.33% Non-Majority Minority
854	16.23% Non-Majority Minority
913	29.12% Non-Majority Minority
452	12.69% Non-Majority Minority
877	15.78% Non-Majority Minority
271	13.48% Non-Majority Minority
319	12.66% Non-Majority Minority
667	13.16% Non-Majority Minority
983	16.94% Non-Majority Minority
728	21.41% Non-Majority Minority
582	15.03% Non-Majority Minority
814	12.67% Non-Majority Minority
706	12.12% Non-Majority Minority
932	24.54% Non-Majority Minority
765	14.71% Non-Majority Minority
945	16.26% Non-Majority Minority
622	12.63% Non-Majority Minority
475	10.34% Non-Majority Minority
1071	19.03% Non-Majority Minority
565	18.95% Non-Majority Minority
1024	26.62% Non-Majority Minority
604	19.37% Non-Majority Minority
696	22.52% Non-Majority Minority
485	14.56% Non-Majority Minority
509	15.74% Non-Majority Minority
539	20.48% Non-Majority Minority
1020	21.87% Non-Majority Minority
758	12.90% Non-Majority Minority
522	14.14% Non-Majority Minority
596	15.39% Non-Majority Minority
433	17.64% Non-Majority Minority
2862	41.03% Non-Majority Minority
1342	53.06% Majority Minority
2429	54.60% Majority Minority
3508	51.88% Majority Minority
2981	54.68% Majority Minority
1856	42.11% Non-Majority Minority
1811	31.43% Non-Majority Minority
719	25.89% Non-Majority Minority
1235	30.03% Non-Majority Minority
919	25.36% Non-Majority Minority
1141	29.98% Non-Majority Minority
1903	42.06% Non-Majority Minority
926	27.54% Non-Majority Minority
1111	22.81% Non-Majority Minority
2784	55.04% Majority Minority
1197	23.75% Non-Majority Minority

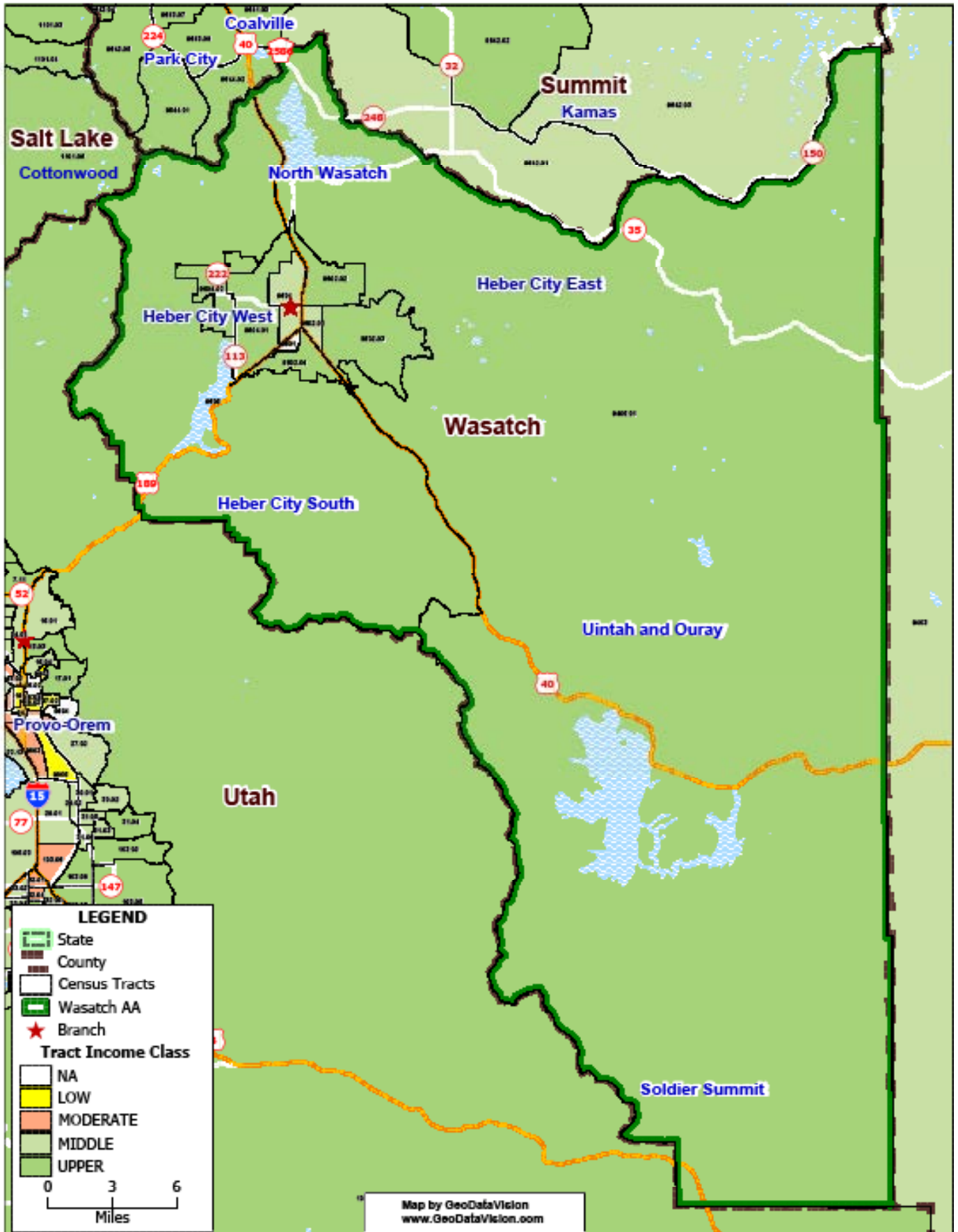
876	17.46% Non-Majority Minority
862	21.52% Non-Majority Minority
931	24.40% Non-Majority Minority
633	17.47% Non-Majority Minority
3657	48.77% Non-Majority Minority
1877	41.00% Non-Majority Minority
2726	43.68% Non-Majority Minority
2018	59.46% Majority Minority
1131	28.09% Non-Majority Minority
1508	31.21% Non-Majority Minority
808	26.98% Non-Majority Minority
1153	29.03% Non-Majority Minority
975	20.45% Non-Majority Minority
803	15.55% Non-Majority Minority
788	14.59% Non-Majority Minority
2009	31.93% Non-Majority Minority
1366	20.45% Non-Majority Minority
1432	26.32% Non-Majority Minority
977	18.56% Non-Majority Minority
465	13.01% Non-Majority Minority
298	12.74% Non-Majority Minority
634	14.96% Non-Majority Minority
428	12.76% Non-Majority Minority
711	18.18% Non-Majority Minority
492	15.81% Non-Majority Minority
614	19.15% Non-Majority Minority
1913	34.53% Non-Majority Minority
1477	26.04% Non-Majority Minority
943	17.37% Non-Majority Minority
1063	19.98% Non-Majority Minority
1221	21.15% Non-Majority Minority
704	13.01% Non-Majority Minority
611	12.32% Non-Majority Minority
757	14.77% Non-Majority Minority
674	11.41% Non-Majority Minority
1149	36.37% Non-Majority Minority
1140	16.20% Non-Majority Minority
1579	29.97% Non-Majority Minority
1448	23.49% Non-Majority Minority
1717	30.01% Non-Majority Minority
1487	30.51% Non-Majority Minority
487	9.27% Non-Majority Minority
2293	21.11% Non-Majority Minority
676	13.35% Non-Majority Minority
875	27.51% Non-Majority Minority
1037	20.63% Non-Majority Minority
834	24.54% Non-Majority Minority

2669	42.02% Non-Majority Minority
1336	25.23% Non-Majority Minority
1564	33.24% Non-Majority Minority
747	28.21% Non-Majority Minority
1230	23.85% Non-Majority Minority
2010	30.70% Non-Majority Minority
2005	42.34% Non-Majority Minority
1359	32.61% Non-Majority Minority
2072	38.64% Non-Majority Minority
1495	29.00% Non-Majority Minority
1215	28.39% Non-Majority Minority
870	17.59% Non-Majority Minority
1005	15.99% Non-Majority Minority
997	13.53% Non-Majority Minority
1158	17.63% Non-Majority Minority
964	16.52% Non-Majority Minority
868	14.16% Non-Majority Minority
808	15.32% Non-Majority Minority
1062	14.31% Non-Majority Minority
996	13.68% Non-Majority Minority
1810	30.75% Non-Majority Minority
1552	20.45% Non-Majority Minority
1546	22.88% Non-Majority Minority
928	17.22% Non-Majority Minority
1424	26.77% Non-Majority Minority
2327	33.18% Non-Majority Minority
779	20.69% Non-Majority Minority
1150	14.58% Non-Majority Minority
1059	26.25% Non-Majority Minority
810	16.79% Non-Majority Minority
654	14.87% Non-Majority Minority
907	17.41% Non-Majority Minority
560	15.03% Non-Majority Minority
3194	28.72% Non-Majority Minority
2790	28.29% Non-Majority Minority
5411	72.99% Majority Minority
3447	66.34% Majority Minority
2814	55.06% Majority Minority
1570	49.95% Non-Majority Minority
2963	60.47% Majority Minority
2693	69.78% Majority Minority
2323	58.18% Majority Minority
1882	66.71% Majority Minority
4648	68.48% Majority Minority
3386	47.56% Non-Majority Minority
2274	45.04% Non-Majority Minority
3470	50.99% Majority Minority

1458	51.92% Majority Minority
1792	59.38% Majority Minority
2434	40.70% Non-Majority Minority
3221	49.33% Non-Majority Minority
3441	57.82% Majority Minority
3072	46.84% Non-Majority Minority
5552	70.94% Majority Minority
1384	41.23% Non-Majority Minority
1556	39.90% Non-Majority Minority
1439	42.11% Non-Majority Minority
2650	42.84% Non-Majority Minority
3814	56.45% Majority Minority
1746	28.31% Non-Majority Minority
1835	44.75% Non-Majority Minority
2730	42.05% Non-Majority Minority
1013	30.87% Non-Majority Minority
2565	42.04% Non-Majority Minority
2758	47.61% Non-Majority Minority
1833	43.22% Non-Majority Minority
1928	38.75% Non-Majority Minority
917	28.14% Non-Majority Minority
1163	23.65% Non-Majority Minority
2608	62.08% Majority Minority
1618	43.74% Non-Majority Minority
1667	53.69% Majority Minority
2671	54.70% Majority Minority
2123	39.56% Non-Majority Minority
1103	43.34% Non-Majority Minority
1582	39.37% Non-Majority Minority
1032	23.05% Non-Majority Minority
2186	53.98% Majority Minority
2477	65.34% Majority Minority
2941	53.49% Majority Minority
1977	47.52% Non-Majority Minority
1214	46.35% Non-Majority Minority
3269	55.04% Majority Minority
2642	60.44% Majority Minority
2643	54.96% Majority Minority
2173	52.01% Majority Minority
2342	43.35% Non-Majority Minority
2590	42.89% Non-Majority Minority
3700	48.26% Non-Majority Minority
1814	37.11% Non-Majority Minority
2382	45.18% Non-Majority Minority
1231	29.89% Non-Majority Minority
1393	32.07% Non-Majority Minority
633	17.67% Non-Majority Minority

1442	27.94% Non-Majority Minority
2708	49.14% Non-Majority Minority
851	30.04% Non-Majority Minority
3394	31.65% Non-Majority Minority
1965	33.87% Non-Majority Minority
4641	61.99% Majority Minority
766	14.41% Non-Majority Minority
200	9.60% Non-Majority Minority
2459	53.23% Majority Minority
566	15.49% Non-Majority Minority
899	13.98% Non-Majority Minority
1664	20.59% Non-Majority Minority
2145	29.50% Non-Majority Minority
1681	20.32% Non-Majority Minority
2090	29.72% Non-Majority Minority
5	31.25% Non-Majority Minority
3	30.00% Non-Majority Minority

# BANK OF UTAH - WASATCH ASSESSMENT AREA 2026



<b>State Code</b>	<b>County Code</b>	<b>Tract Code</b>	<b>Complete Tract Number</b>	<b>Tract Income Class</b>	<b>Tract Population</b>
49	051	9405.01	49051940501	UPPER-INC	4026
49	051	9601	49051960100	MIDDLE-INC	5016
49	051	9602.01	49051960201	MIDDLE-INC	4252
49	051	9602.02	49051960202	UPPER-INC	5236
49	051	9602.03	49051960203	UPPER-INC	4017
49	051	9602.04	49051960204	UPPER-INC	3976
49	051	9604.01	49051960401	UPPER-INC	3066
49	051	9604.02	49051960402	UPPER-INC	4121
49	051	9605	49051960500	UPPER-INC	1058
49	051	9801	49051980100	NA	20

<b>Tract Minority Population</b>	<b>Tract Minority Population %</b>	<b>Tract Minority Status</b>
905	22.48%	Non-Majority Minority
1567	31.24%	Non-Majority Minority
876	20.60%	Non-Majority Minority
1013	19.35%	Non-Majority Minority
457	11.38%	Non-Majority Minority
1114	28.02%	Non-Majority Minority
289	9.43%	Non-Majority Minority
359	8.71%	Non-Majority Minority
33	3.12%	Non-Majority Minority
7	35.00%	Non-Majority Minority

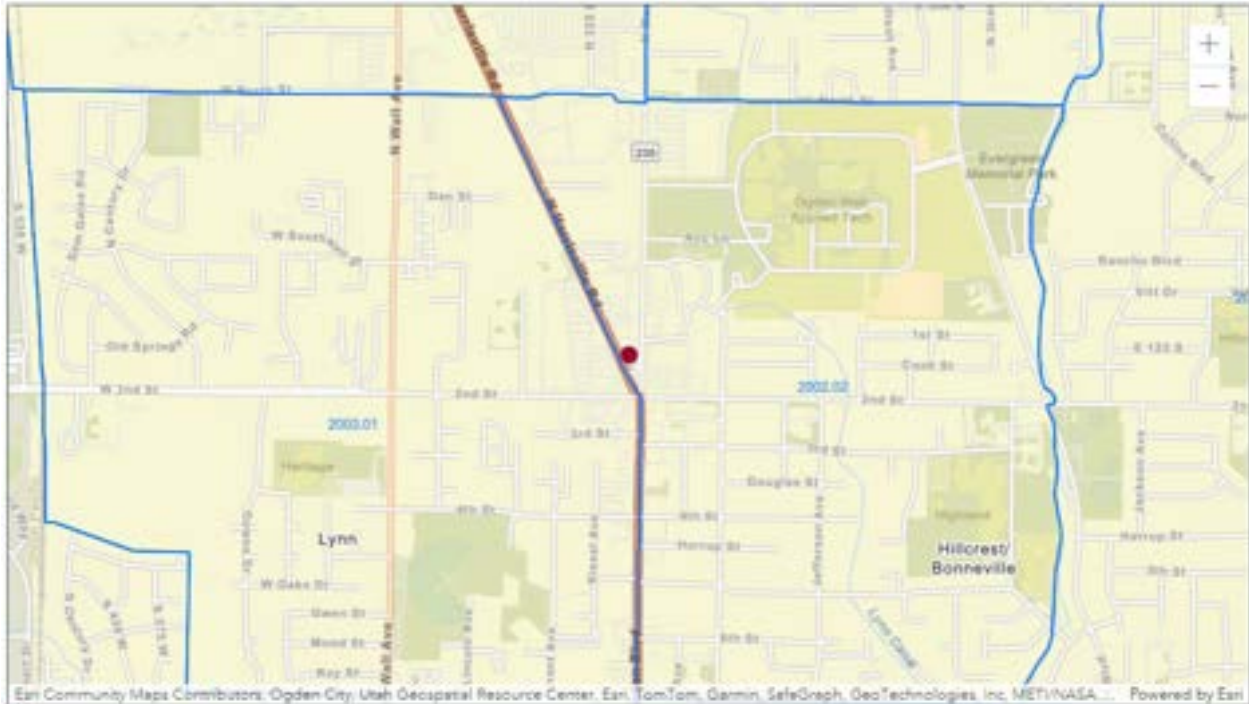


State Code	County Code	Tract Code	Complete Tract Number	Tract Income Class	Tract Population
49	053	2701.01	49053270101	MIDDLE-INC	4693
49	053	2701.02	49053270102	MIDDLE-INC	3483
49	053	2702	49053270200	MIDDLE-INC	3549
49	053	2703.01	49053270301	MIDDLE-INC	6557
49	053	2703.02	49053270302	MIDDLE-INC	3231
49	053	2704.01	49053270401	MIDDLE-INC	7008
49	053	2704.02	49053270402	MIDDLE-INC	2725
49	053	2705.01	49053270501	MIDDLE-INC	2694
49	053	2705.02	49053270502	MIDDLE-INC	5149
49	053	2706.01	49053270601	MIDDLE-INC	7255
49	053	2706.02	49053270602	MIDDLE-INC	1671
49	053	2707.01	49053270701	MODERATE-INC	5764
49	053	2707.02	49053270702	MIDDLE-INC	5422
49	053	2708.02	49053270802	MODERATE-INC	7387
49	053	2708.03	49053270803	UPPER-INC	5594
49	053	2708.04	49053270804	UPPER-INC	5760
49	053	2708.05	49053270805	MIDDLE-INC	6380
49	053	2708.06	49053270806	UPPER-INC	1983
49	053	2709.01	49053270901	MIDDLE-INC	4085
49	053	2709.03	49053270903	MIDDLE-INC	3976
49	053	2709.04	49053270904	MIDDLE-INC	5581
49	053	2709.05	49053270905	MIDDLE-INC	6501
49	053	2710	49053271000	MODERATE-INC	4593
49	053	2711.01	49053271101	MODERATE-INC	6034
49	053	2711.02	49053271102	MIDDLE-INC	5901
49	053	2712	49053271200	MIDDLE-INC	3845
49	053	2713	49053271300	MIDDLE-INC	4380
49	053	2714	49053271400	MODERATE-INC	3847
49	053	2715.01	49053271501	MIDDLE-INC	4751
49	053	2715.02	49053271502	UPPER-INC	2927
49	053	2716	49053271600	MIDDLE-INC	7244
49	053	2717.02	49053271702	UPPER-INC	15965
49	053	2717.03	49053271703	UPPER-INC	7249
49	053	2717.04	49053271704	MIDDLE-INC	3405
49	053	2718	49053271800	MIDDLE-INC	3690

<b>Tract Minority Population</b>	<b>Tract Minority Population %</b>	<b>Tract Minority Status</b>
420	8.95%	Non-Majority Minority
327	9.39%	Non-Majority Minority
277	7.81%	Non-Majority Minority
1464	22.33%	Non-Majority Minority
327	10.12%	Non-Majority Minority
1050	14.98%	Non-Majority Minority
297	10.90%	Non-Majority Minority
291	10.80%	Non-Majority Minority
642	12.47%	Non-Majority Minority
1589	21.90%	Non-Majority Minority
218	13.05%	Non-Majority Minority
2487	43.15%	Non-Majority Minority
1388	25.60%	Non-Majority Minority
1511	20.45%	Non-Majority Minority
594	10.62%	Non-Majority Minority
754	13.09%	Non-Majority Minority
1403	21.99%	Non-Majority Minority
219	11.04%	Non-Majority Minority
508	12.44%	Non-Majority Minority
681	17.13%	Non-Majority Minority
1120	20.07%	Non-Majority Minority
1055	16.23%	Non-Majority Minority
741	16.13%	Non-Majority Minority
2012	33.34%	Non-Majority Minority
1475	25.00%	Non-Majority Minority
1013	26.35%	Non-Majority Minority
1314	30.00%	Non-Majority Minority
1010	26.25%	Non-Majority Minority
1112	23.41%	Non-Majority Minority
413	14.11%	Non-Majority Minority
759	10.48%	Non-Majority Minority
2350	14.72%	Non-Majority Minority
738	10.18%	Non-Majority Minority
445	13.07%	Non-Majority Minority
813	22.03%	Non-Majority Minority

# Ogden – Ben Lomond

FFIEC FFIEC Geocoding/Mapping System – 2026



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

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

## FFIEC 2026 FFIEC Geocode Census Report

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

### Summary Census Demographic Information

Tract Income Level	
Underserved or (Distressed) Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

### Census Population Information

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other/Two or More Races Population	

### Census Income Information

Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

### Census Housing Information

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter-Occupied Units	
Owner-Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# Bountiful

**FFIEC** FFIEC Geocoding Mapping System – 2026



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

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

**FFIEC** 2026 FFIEC Geocode Census Report

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

**Summary Census Demographic Information**

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

**Census Population Information**

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other Two or More Races Population	

**Census Income Information**

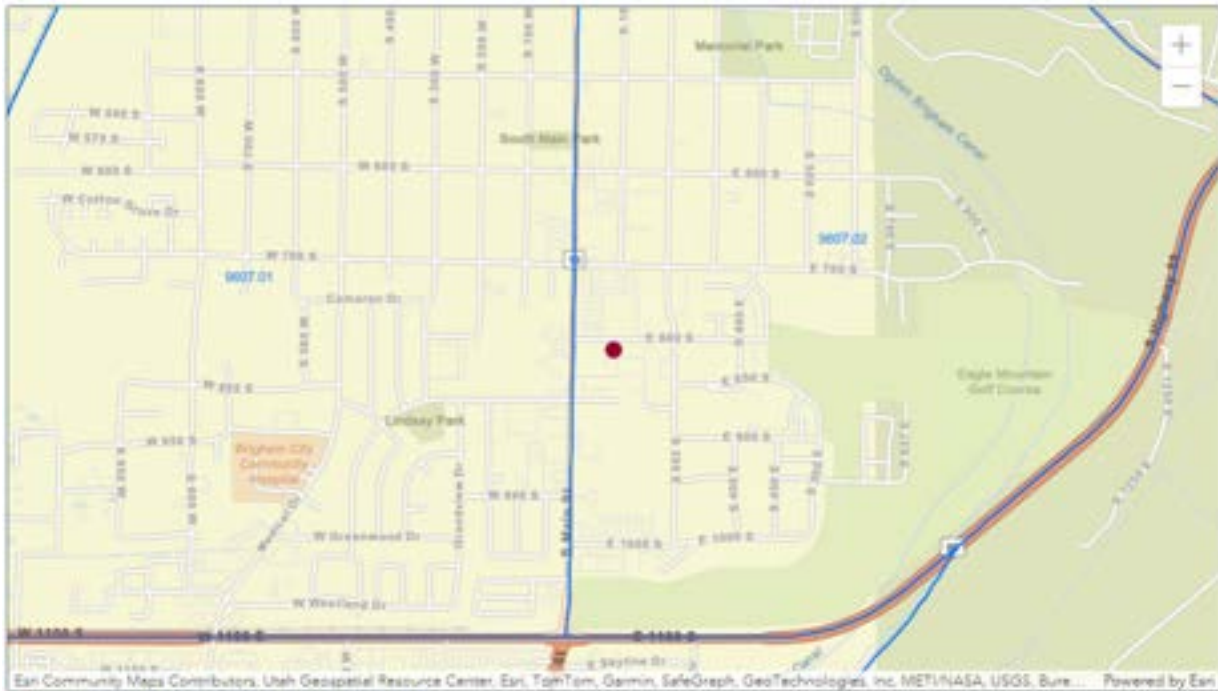
Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

**Census Housing Information**

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter-Occupied Units	
Owner-Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# Brigham City

FFIEC FFIEC Geocoding/Mapping System -- 2026



● Matched Address: 80 E 800 S, Brigham City, Utah, 84302  
MSA: NA - NA (Outside of MSA) || State: 49 - UTAH || County: 063 - BOX ELDER COUNTY || Tract Code: 9607 02

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

FFIEC 2026 FFIEC Geocode Census Report

Matched Address: 80 E 800 S, Brigham City, Utah, 84302  
MSA: NA - NA (Outside of MSA)  
State: 49 - UTAH  
County: 063 - BOX ELDER COUNTY  
Tract Code: 9607 02

### Summary Census Demographic Information

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/Non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

### Census Income Information

Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/Non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

### Census Population Information

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other Two or More Races Population	

### Census Housing Information

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter-Occupied Units	
Owner Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# Salt Lake-City Creek Banking Center & Corporate Trust

FFIEC Geocoding/Mapping System -- 2026



● Matched Address: 50 S 200 E, Salt Lake City, Utah, 84111  
 MSA: 41620 - SALT LAKE CITY-MURRAY, UT | State: 49 - UTAH | County: 035 - SALT LAKE COUNTY | Tract Code: 1140 00

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

FFIEC 2026 FFIEC Geocode Census Report

Matched Address: 50 S 200 E, Salt Lake City, Utah, 84111  
 MSA: 41620 - SALT LAKE CITY-MURRAY, UT  
 State: 49 - UTAH  
 County: 035 - SALT LAKE COUNTY  
 Tract Code: 1140 00

**Summary Census Demographic Information**

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/M non-MSA/MO Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

**Census Population Information**

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Race Population	
Hispanic Population	
Other Two or More Races Population	

**Census Income Information**

Tract Income Level	
2020 MSA/MO/statewide non-MSA/MO Median Family Income	
2026 FFIEC Estimated MSA/M non-MSA/MO Median Family Income	
% Below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

**Census Housing Information**

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter-Occupied Units	
Owner-Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# Heber

**FFIEC** FFIEC Geocoding/Mapping System -- 2026



● 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

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

**FFIEC** 2026 FFIEC Geocode Census Report

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**

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

**Census Population Information**

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other/Two or More Races Population	

**Census Income Information**

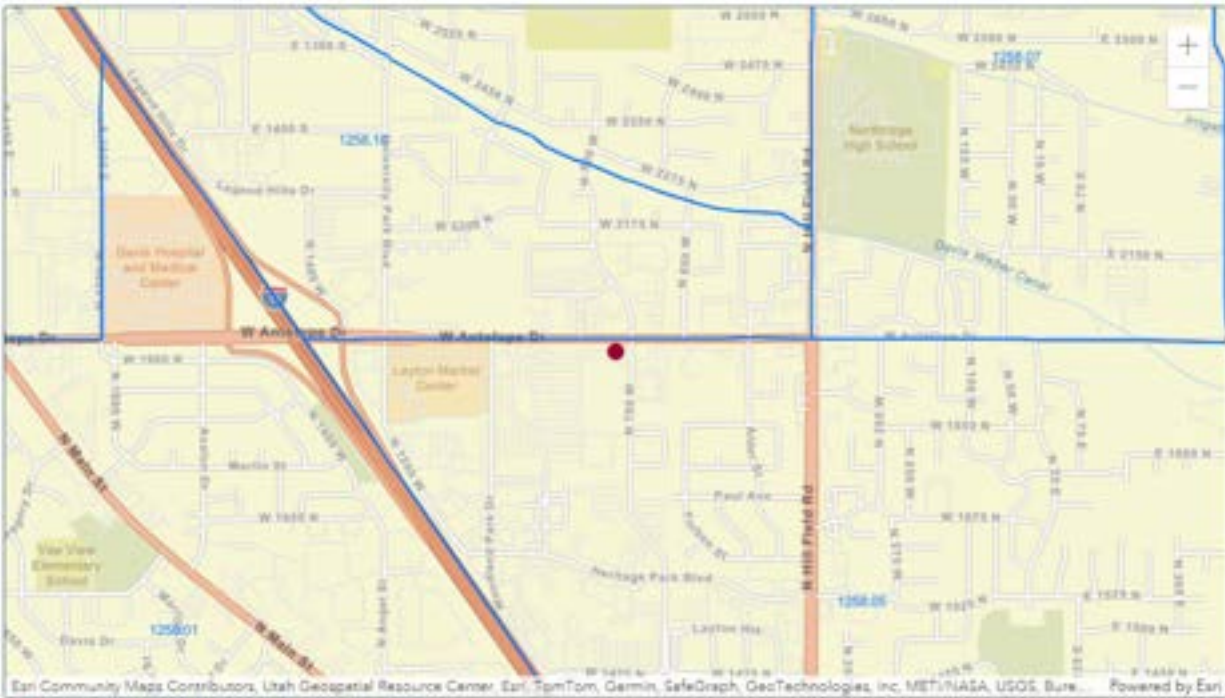
Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

**Census Housing Information**

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter Occupied Units	
Owner Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# Layton

FFIEC Geocoding/Mapping System -- 2026



● Matched Address: 717 W Antelope Dr, Layton, Utah, 84041  
MSA: 36260 - OGDEN, UT || State: 49 - UTAH || County: 011 - DAVIS COUNTY || Tract Code: 1258 05

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

FFIEC 2026 FFIEC Geocode Census Report

Matched Address: 717 W Antelope Dr, Layton, Utah, 84041  
MSA: 36260 - OGDEN, UT  
State: 49 - UTAH  
County: 011 - DAVIS COUNTY  
Tract Code: 1258 05

**Summary Census Demographic Information**

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2026 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

**Census Income Information**

Tract Income Level	
2026 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2026 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2026 Tract Median Household Income	

**Census Population Information**

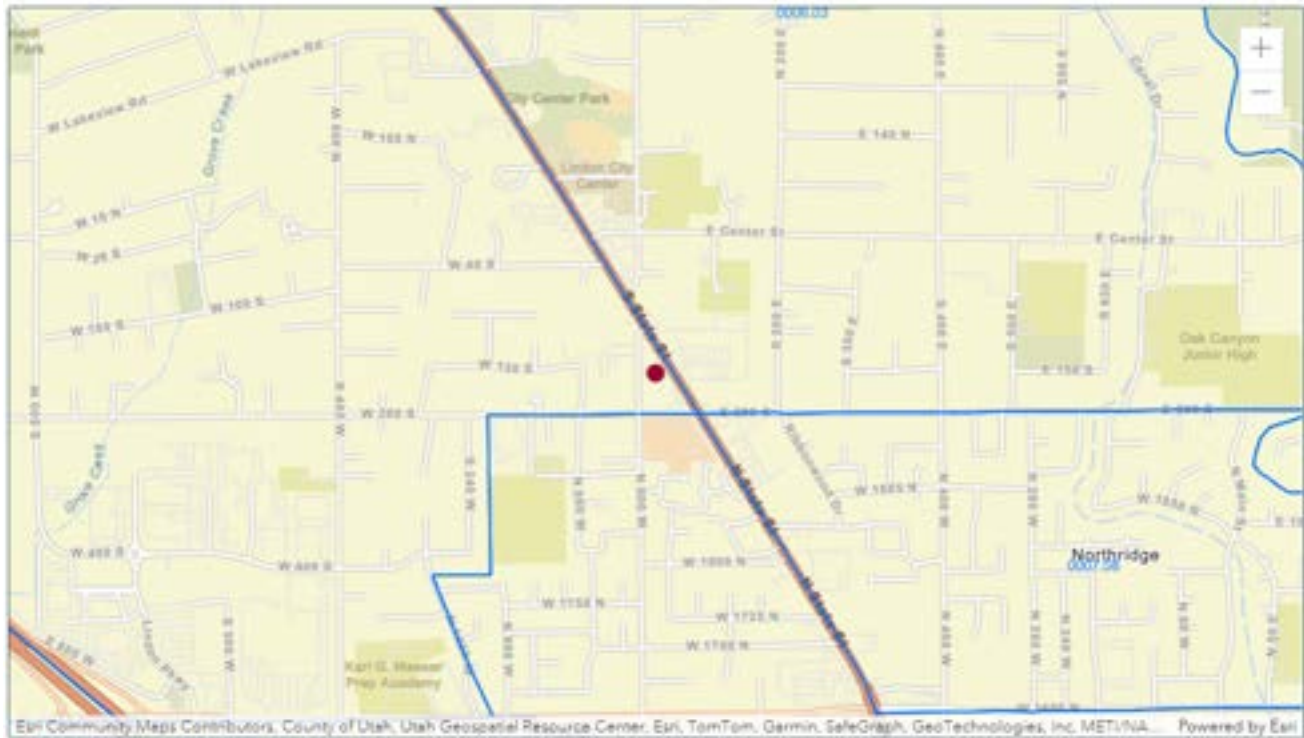
Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other/Two or More Races Population	

**Census Housing Information**

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter Occupied Units	
Owner Occupied 1- to 4- Family Units Inside Principal City?	
Vacant Units	

# Lindon

**FFIEC** FFIEC Geocoding/Mapping System -- 2026



● Matched Address: 144 S State St, Lindon, Utah, 84042  
 MSA: 39340 - PROVO-DREM-LEHI, UT || State: 49 - UTAH || County: 049 - UTAH COUNTY || Tract Code: 0006 01

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

**FFIEC** 2026 FFIEC Geocode Census Report

Matched Address: 144 S State St, Lindon, Utah, 84042  
 MSA: 39340 - PROVO-DREM-LEHI, UT  
 State: 49 - UTAH  
 County: 049 - UTAH COUNTY  
 Tract Code: 0006 01

**Summary Census Demographic Information**

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

**Census Population Information**

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other/Two or More Races Population	

**Census Income Information**

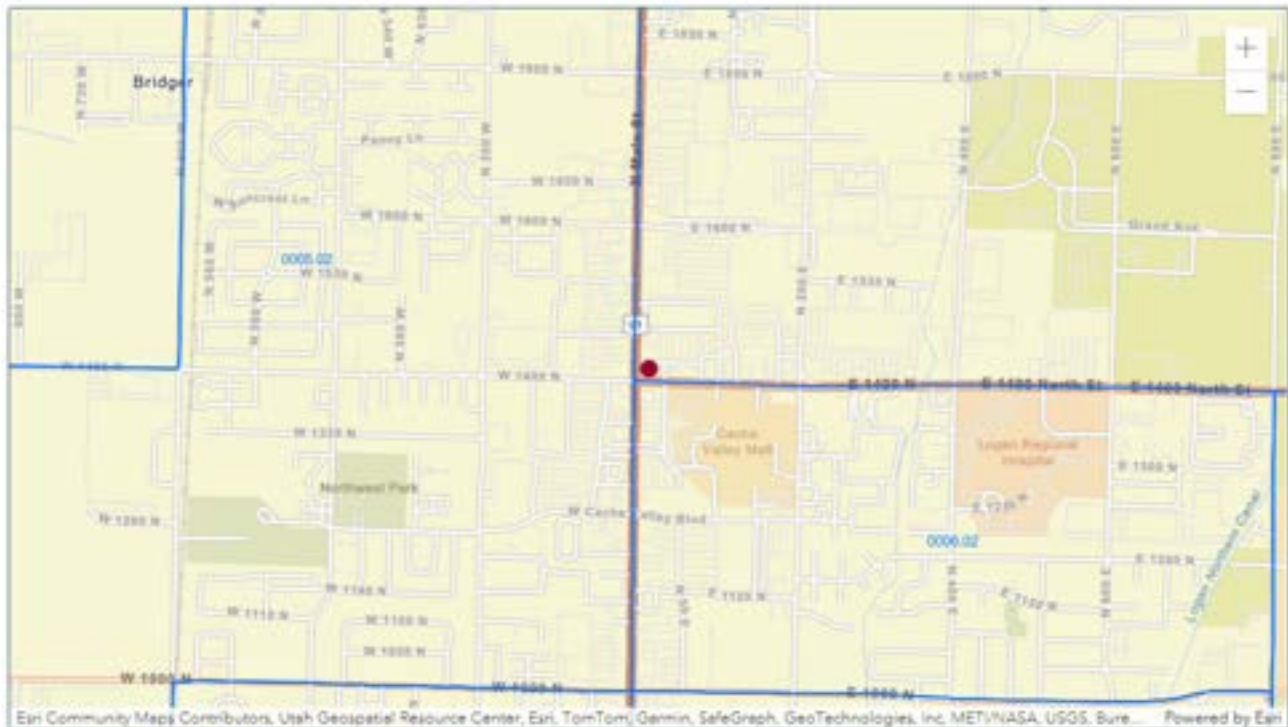
Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

**Census Housing Information**

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter-Occupied Units	
Owner Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# Logan

FFIEC Geocoding/Mapping System -- 2026



● Matched Address: 5 E 1400 N, Logan, Utah, 84341  
 MSA: 30860 - LOGAN, UT-ID || State: 49 - UTAH || County: 005 - CACHE COUNTY || Tract Code: 0904.01

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

**FFIEC** 2026 FFIEC Geocode Census Report

Matched Address: 5 E 1400 N, Logan, Utah, 84341  
 MSA: 30860 - LOGAN, UT-ID  
 State: 49 - UTAH  
 County: 005 - CACHE COUNTY  
 Tract Code: 0904.01

**Summary Census Demographic Information**

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

**Census Population Information**

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other/Two or More Races Population	

**Census Income Information**

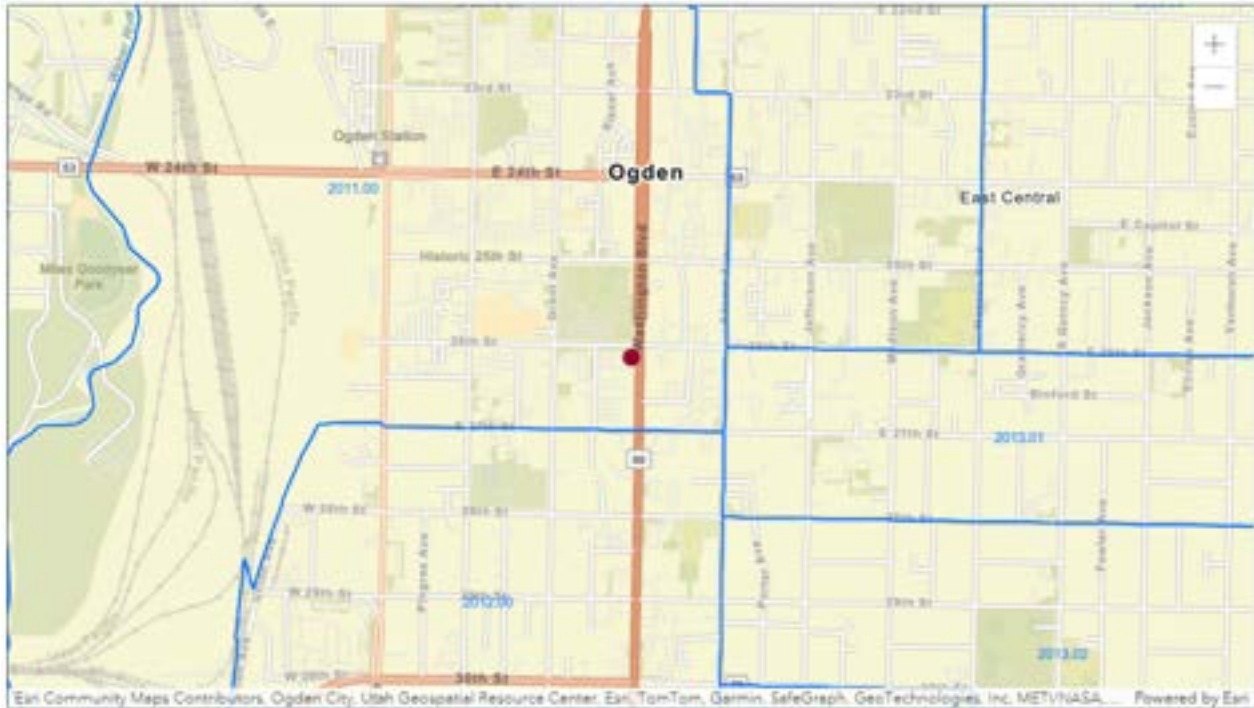
Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

**Census Housing Information**

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter-Occupied Units	
Owner-Occupied 1- to 4- Family Units inside Principal City?	
Vacant Units	

# Ogden – Corporate

**FFIEC** FFIEC Geocoding/Mapping System – 2026



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

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

**FFIEC** 2026 FFIEC Geocode Census Report

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

**Summary Census Demographic Information**

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

**Census Population Information**

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other/Two or More Races Population	

**Census Income Information**

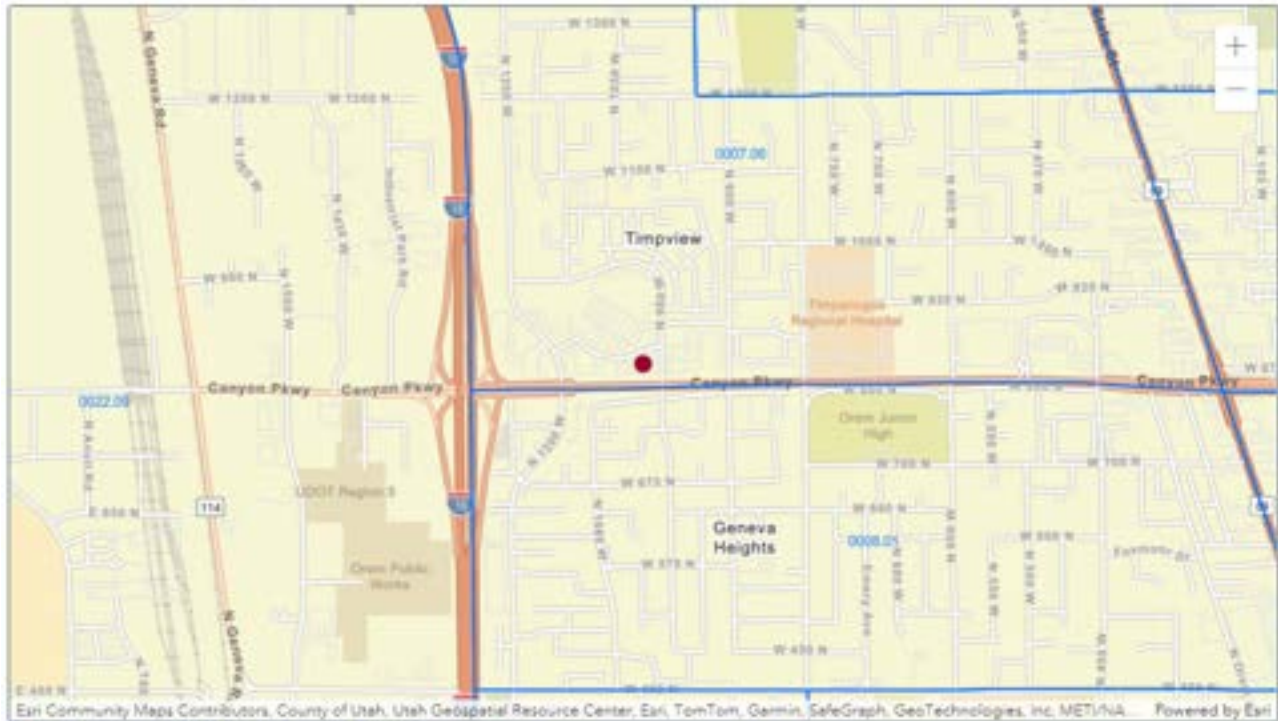
Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

**Census Housing Information**

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter-Occupied Units	
Owner Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# Orem

**FFIEC** FFIEC Geocoding/Mapping System -- 2026



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

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

**FFIEC** 2026 FFIEC Geocode Census Report

Matched Address: 1000 W 800 N, Orem, Utah, 84057  
 MSA: 39340 - PROVO-OREM-LEHI, UT  
 State: 49 - UTAH  
 County: 049 - UTAH COUNTY  
 Tract Code: 0207.06

**Summary Census Demographic Information**

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

**Census Population Information**

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other/Two or More Races Population	

**Census Income Information**

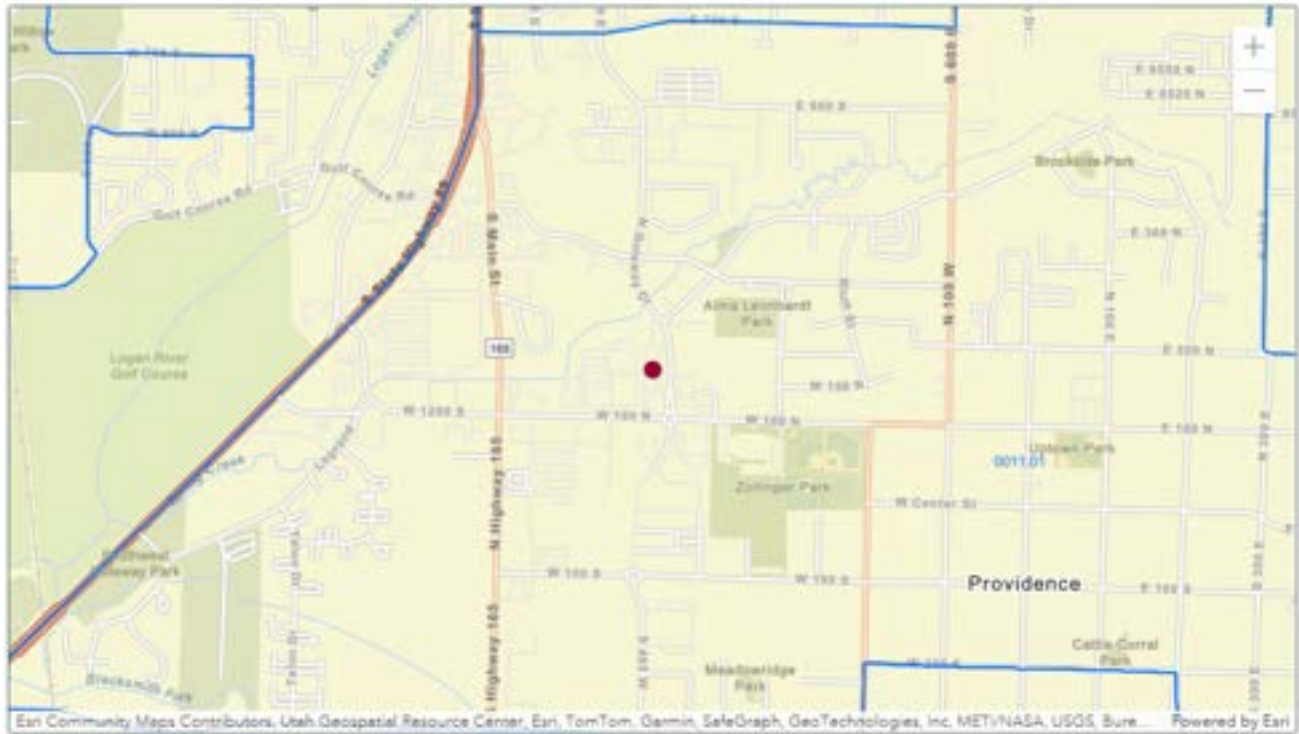
Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

**Census Housing Information**

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter Occupied Units	
Owner Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# Providence

FFIEC FFIEC Geocoding/Mapping System -- 2026



● 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:

## FFIEC 2026 FFIEC Geocode Census Report

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

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

### Census Income Information

Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

### Census Population Information

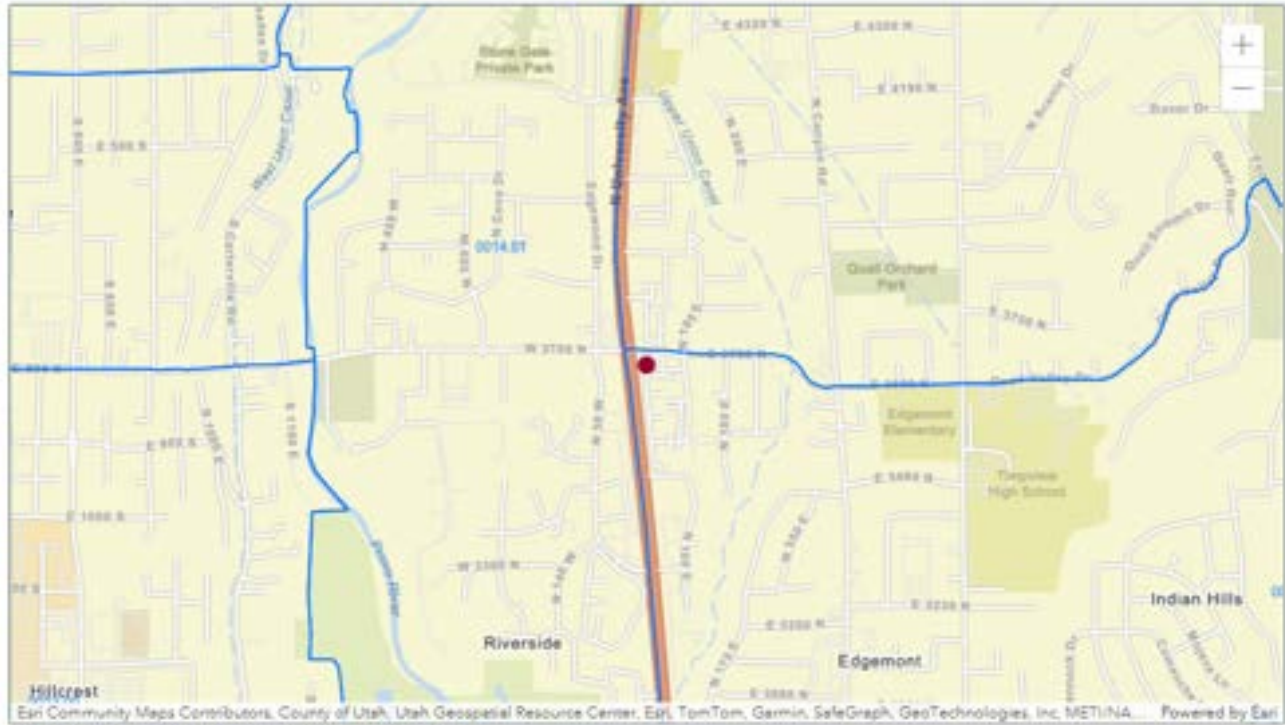
Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other/Two or More Races Population	

### Census Housing Information

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter Occupied Units	
Owner Occupied 1- to 4- Family Units inside Principal City?	
Vacant Units	

# Provo

FFIEC Geocoding Mapping System -- 2026



● Matched Address: 3670 N University Ave, Provo, Utah, 84604  
 MSA: 39345 - PROVO-OREM-LEHI, UT || State: 49 - UTAH || County: 049 - UTAH COUNTY || Tract Code: 0015 03

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

FFIEC 2026 FFIEC Geocode Census Report

Matched Address: 3670 N University Ave, Provo, Utah, 84604  
 MSA: 39345 - PROVO-OREM-LEHI, UT  
 State: 49 - UTAH  
 County: 049 - UTAH COUNTY  
 Tract Code: 0015 03

Summary Census Demographic Information

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

Census Population Information

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other/Two or More Races Population	

Census Income Information

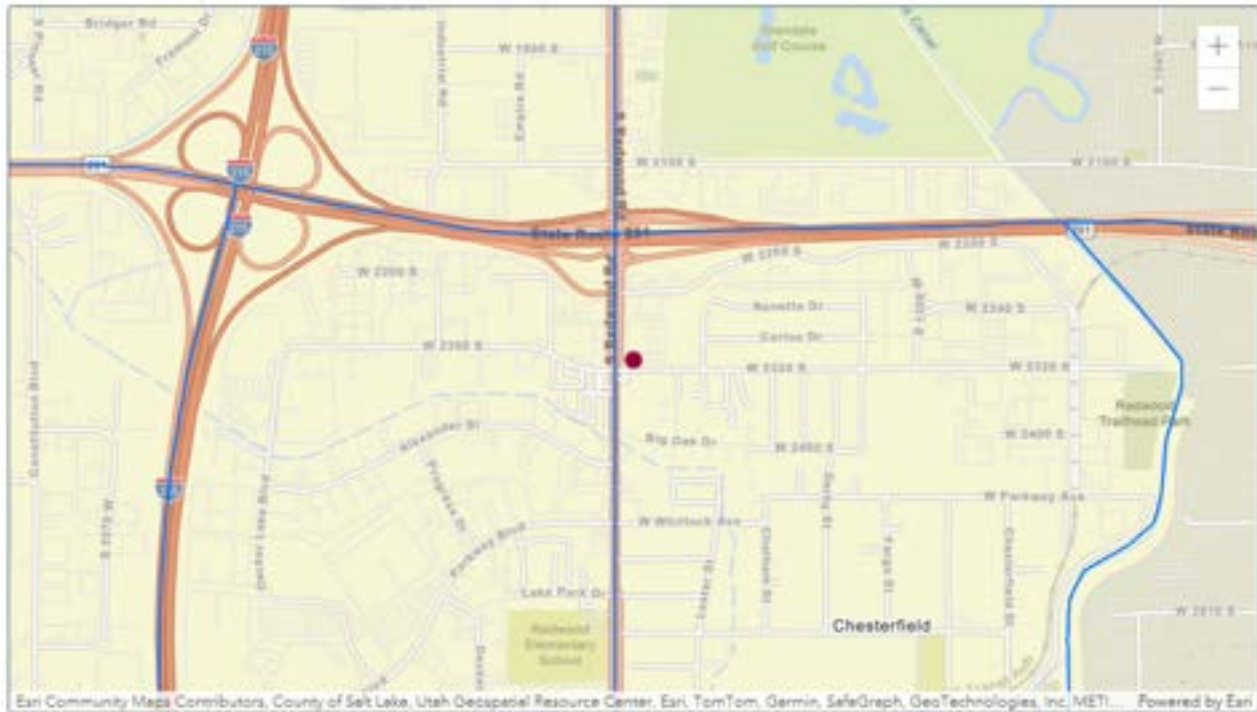
Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

Census Housing Information

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter Occupied Units	
Owner Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# Salt Lake – Redwood Road

FFIEC FFIEC Geocoding/Mapping System -- 2026



Earl Community Maps Contributors, County of Salt Lake, Utah Geospatial Resource Center, Earl, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI... Powered by Earl

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

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

FFIEC 2026 FFIEC Geocode Census Report

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

Summary Census Demographic Information

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

Census Population Information

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other Two or More Races Population	

Census Income Information

Tract Income Level	
2026 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

Census Housing Information

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter Occupied Units	
Owner Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# Salt Lake – Redwood Road

**FFIEC** FFIEC Geocoding/Mapping System – 2026



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

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

**FFIEC** 2026 FFIEC Geocode Census Report

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

**Summary Census Demographic Information**

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

**Census Income Information**

Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

**Census Population Information**

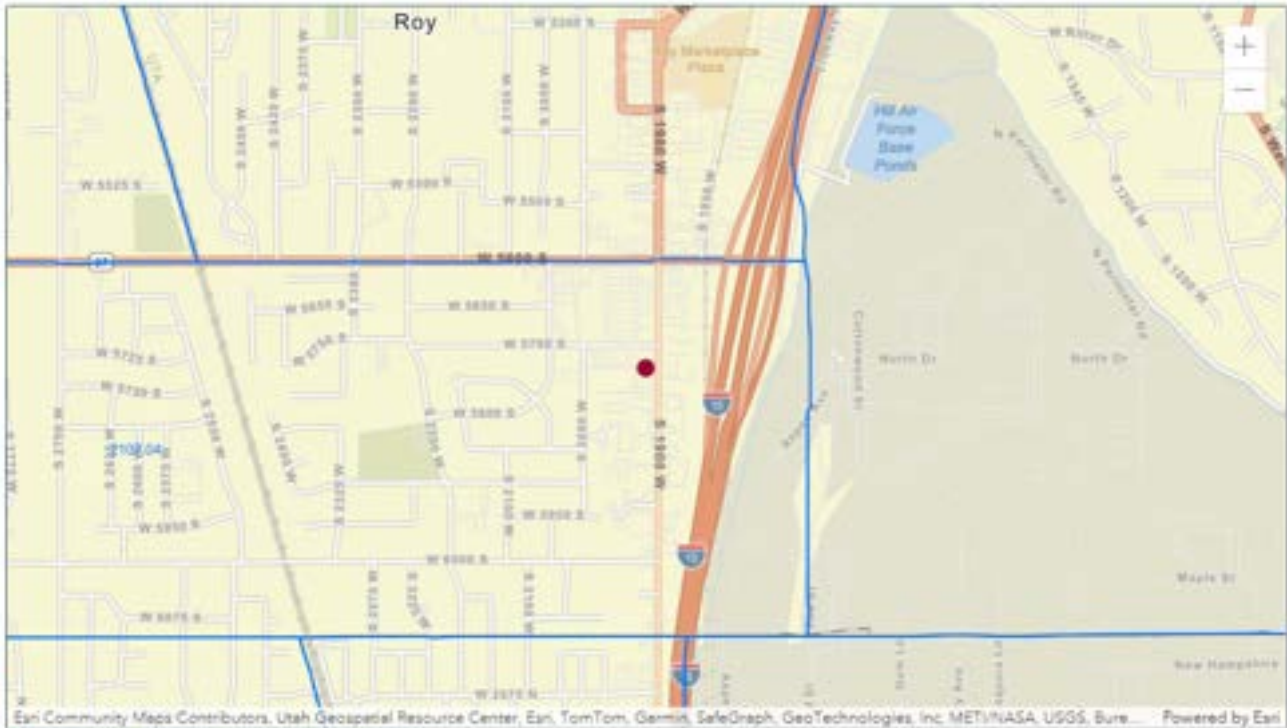
Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other Two or More Races Population	

**Census Housing Information**

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter Occupied Units	
Owner Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# Roy

**FFIEC** FFIEC Geocoding/Mapping System -- 2026



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

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

**FFIEC** 2026 FFIEC Geocode Census Report

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

**Summary Census Demographic Information**

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

**Census Population Information**

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other/Two or More Races Population	

**Census Income Information**

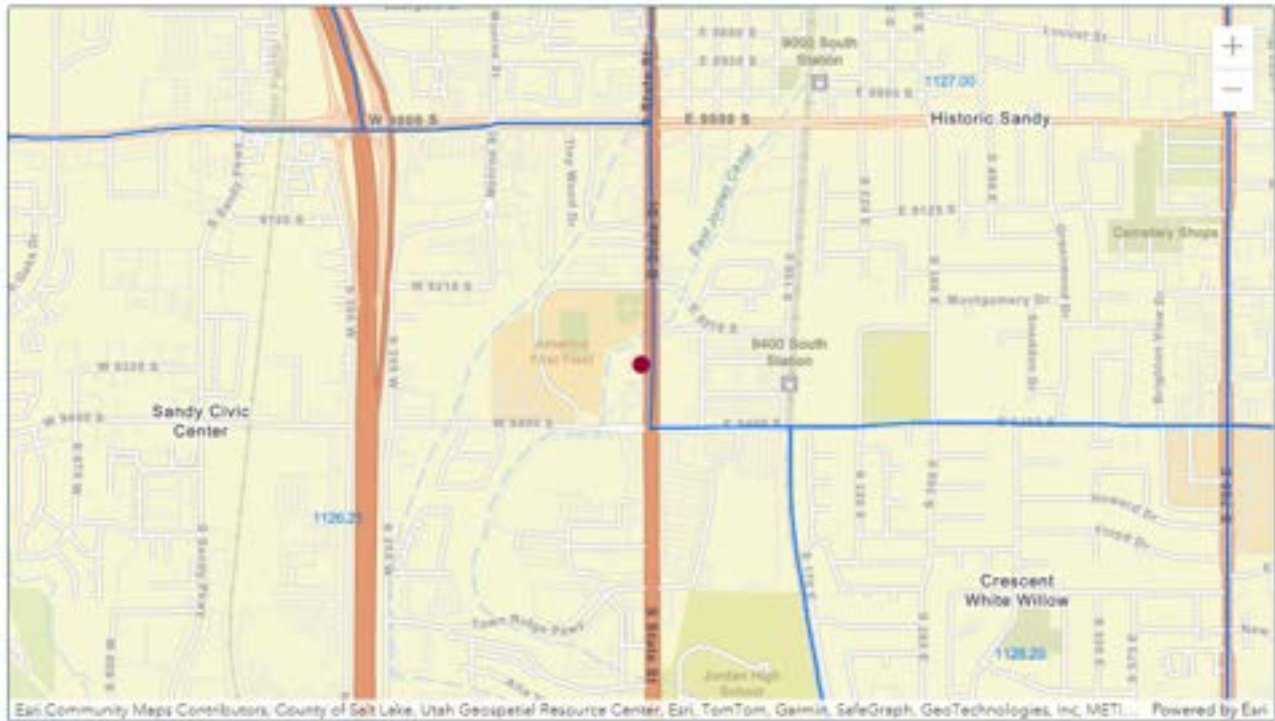
Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

**Census Housing Information**

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter-Occupied Units	
Owner Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# Sandy

FFIEC Geocoding/Mapping System – 2026



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

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

FFIEC 2026 FFIEC Geocode Census Report

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

Summary Census Demographic Information

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

Census Population Information

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other/Two or More Races Population	

Census Income Information

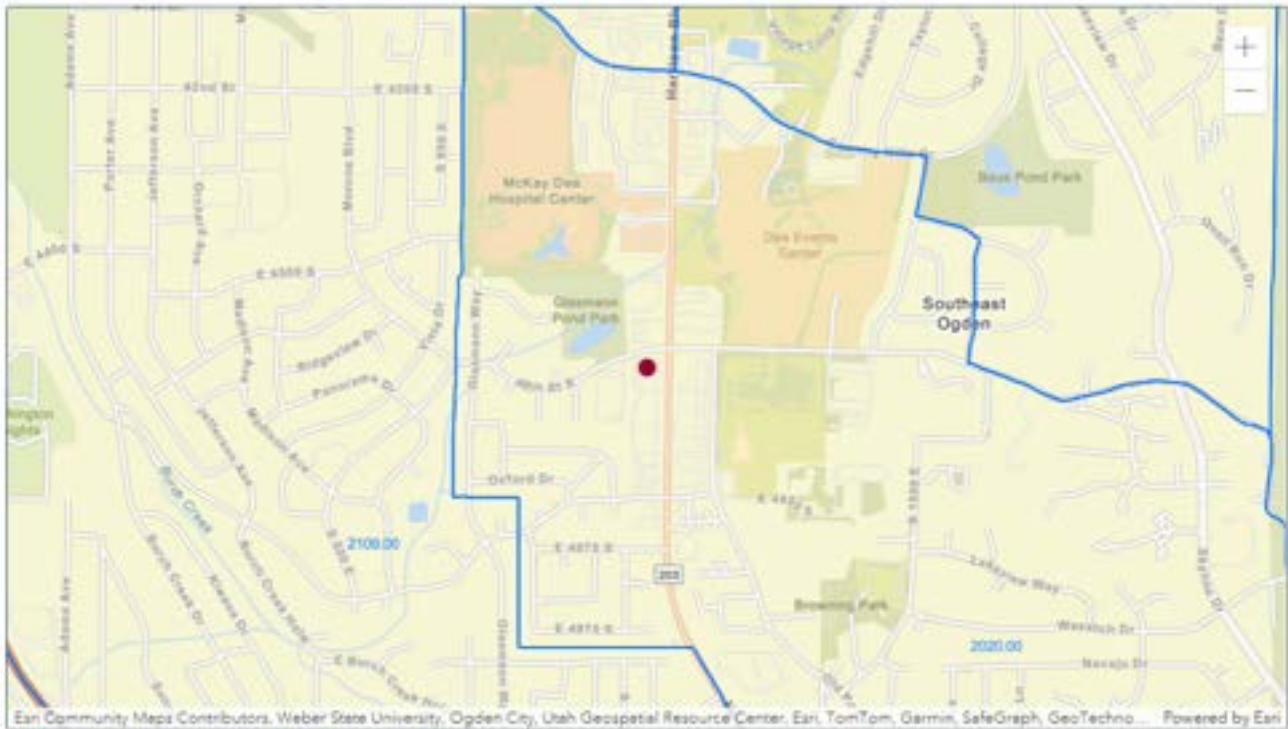
Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

Census Housing Information

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter Occupied Units	
Owner Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# South Ogden

FFIEC FFIEC Geocoding/Mapping System -- 2026



● Matched Address: 4605 Harrison Blvd, Ogden, Utah, 84403  
 MSA: 36260 - OGDEN, UT || State: 49 - UTAH || County: 057 - WEBER COUNTY || Tract Code: 2020 00

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

FFIEC 2026 FFIEC Geocode Census Report

Matched Address: 4605 Harrison Blvd, Ogden, Utah, 84403  
 MSA: 36260 - OGDEN, UT  
 State: 49 - UTAH  
 County: 057 - WEBER COUNTY  
 Tract Code: 2020 00

Summary Census Demographic Information

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

Census Population Information

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other Two or More Races Population	

Census Income Information

Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

Census Housing Information

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter-Occupied Units	
Owner Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# St George-Banking Center, Home Loans, and Commercial Loans



● Matched Address: 335 E Saint George Blvd, Suite 103, Saint George, Utah, 84778  
 MSA: 41100 - ST. GEORGE, UT | State: 49 - UTAH | County: 063 - WASHINGTON COUNTY | Tract Code: 2783.01

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

### 2026 FFIEC Geocode Census Report

Matched Address: 335 E Saint George Blvd, Suite 103, Saint George, Utah, 84778  
 MSA: 41100 - ST. GEORGE, UT  
 State: 49 - UTAH  
 County: 063 - WASHINGTON COUNTY  
 Tract Code: 2783.01

#### Summary Census Demographic Information

Tract Income Level	
Underserved or Depressed Tract	
2026 FFIEC Estimated MSA/MD/Non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

#### Census Population Information

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other/Two or More Races Population	

#### Census Income Information

Tract Income Level	
2020 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/Non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2020 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2020 Tract Median Household Income	

#### Census Housing Information

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter Occupied Units	
Owner Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

# Tremonton

FFIEC FFIEC Geocoding/Mapping System -- 2026



● Matched Address: 25 N Tremont St, Tremonton, Utah, 84337  
 MSA: NA - NA (Outside of MSA) || State: 49 - UTAH || County: 003 - BOX ELDER COUNTY || Tract Code: 9603 01

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

FFIEC 2026 FFIEC Geocode Census Report

Matched Address: 25 N Tremont St, Tremonton, Utah, 84337  
 MSA: NA - NA (Outside of MSA)  
 State: 49 - UTAH  
 County: 003 - BOX ELDER COUNTY  
 Tract Code: 9603 01

Summary Census Demographic Information

Tract Income Level	
Underserved or Distressed Tract	
2026 FFIEC Estimated MSA/MD/Non-MSA/MD Median Family Income	
2026 Estimated Tract Median Family Income	
2026 Tract Median Family Income	
Tract Median Family Income %	
Tract Population	
Tract Minority %	
Tract Minority Population	
Owner-Occupied Units	
1- to 4- Family Units	

Census Population Information

Tract Population	
Tract Minority %	
Number of Families	
Number of Households	
Non-Hispanic White Population	
Tract Minority Population	
American Indian Population	
Asian/Hawaiian/Pacific Islander Population	
Black Population	
Hispanic Population	
Other/Two or More Races Population	

Census Income Information

Tract Income Level	
2026 MSA/MD/statewide non-MSA/MD Median Family Income	
2026 FFIEC Estimated MSA/MD/Non-MSA/MD Median Family Income	
% below Poverty Line	
Tract Median Family Income %	
2026 Tract Median Family Income	
2026 Estimated Tract Median Family Income	
2026 Tract Median Household Income	

Census Housing Information

Total Housing Units	
1- to 4- Family Units	
Median House Age (Years)	
Owner-Occupied Units	
Renter Occupied Units	
Owner Occupied 1- to 4- Family Units	
Inside Principal City?	
Vacant Units	

## **Branch Closings and Openings** **2025**

Bank of Utah did not have any branch openings, branch closings, branch relocations or new ATM locations in 2024.

## **Branch Closings and Openings** **2024**

Bank of Utah did not have any branch openings, branch closings, branch relocations or new ATM locations in 2023.

## **Branch Closings and Openings** **2023**

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

**All of our checking accounts come with the following services.**

- Free Online banking/mobile banking
- Free bill pay
- Free debit card/Card Manager
- 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 Thrive Checking Accounts and Minors (Under age 18)
  - Authorized overdraft on debit card purchases (called *Reg. E Opt in*) \*Not applicable to Thrive Checking Accounts and 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

## Easy Checking

Free checking account with unlimited check writing and includes:

- \$100 opening deposit
- No minimum balance
- No monthly service charge
- Does not earn interest
- Can open Online or in branch

## Evergreen Checking

Evergreen is a checking and savings blend and includes:

- \$100 opening deposit
- Interest paid if average daily balance over \$500
- \$10 monthly service charge if average monthly balance for the monthly statement cycle falls below \$10,000
- Interest bearing (tiered)
- Free Visa Debit Card
- Free online banking
- Can open Online or in branch

## Thrive Checking

Thrive Checking is a Bank On Certified Account that includes:

- \$5 opening deposit
- No minimum balance
- No monthly service charge
- Does not earn interest
- Free Visa Debit Card

### Thrive Checking Continued...

- Free Online banking
- No dormancy fee
- No early closure fee
- No overdraft fees (only given debit card to access funds, no checks)
- Can only be opened in branch

### 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

## I Save

This is a savings account that pays a tiered interest rate. The more you save, the more interest you earn.

- \$100 opening deposit
- Interest paid with a balance of \$500 or more
- No monthly maintenance fee
- Can make deposits in branch with no fee
- Can open Online or in branch

## Children's I Save

This account is a great way to help kids under 18 develop meaningful financial habits and save for the future.

- \$10 opening deposit
- Interest paid with a balance of \$500 or more
- No monthly maintenance fee
- Can only be opened in branch

## Private Banking I Save

- \$100 opening deposit
- Interest paid with a balance of \$2,500 or more
- No monthly maintenance fee
- Can only be opened in branch

## My Money Market

- \$100 opening deposit
- Maintain a minimum balance of \$10,000 in the account each day to obtain the disclosed annual percentage yield.
- No monthly maintenance fee
- A withdrawal service charge fee of \$10.00 will be charged for each debit transaction in excess of six (6) during the statement cycle
- Can only be opened Online

## My Money Market

- \$100 opening deposit
- No minimum balance to obtain the annual percentage yield.
- No monthly maintenance fee
- A withdrawal service charge fee of \$25.00 will be charged for each debit transaction in excess of six (6) during the statement cycle
- Can only be opened Online

## Individual Retirement Accounts

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

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

## Certificates of Deposit

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

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

## Super Saver CD

Use our Super Saver CD to save for a holiday event, a big vacation, or to jump start a savings program. The Super Saver CD is a one-year certificate of deposit, with no maintenance charges, the interest you earn will be compounded and credited to your account every quarter. Interest that is earned is adjusted at maturity to match our 12-month CD rate. Money can only be withdrawn at 12-month maturity. Early withdrawal will have a penalty fee imposed. The CD requires a \$500 minimum deposit, with subsequent deposits of at least \$100.

Website states:

- Set aside funds to withdraw on a specified date - good for when you won't need immediate access to your funds during the term length.
- Open your account with **a minimum deposit** (amount varies depending on CD).
- Interest will be compounded, and credited to your account, every quarter on accounts with terms of one year or more.
- You may not make any deposits into your account before maturity.
- You can withdraw interest credited in the term before maturity without penalty. You can withdraw interest any time during the term of crediting after it is credited to your account. You may not make withdrawals of principal from your account before maturity.
- This account will automatically renew at maturity unless you provide the bank with written notice of your intent not to renew. The written notice must be provided either before the maturity date or within a grace period of 10 calendar days after maturity, which also allows you to withdraw the funds without penalty.

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 opening deposit
- \$8 Monthly Service Charge
- No minimum balance
- Free Business Rewards Debit Card
- Invitation 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
- Access to 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\*
  - Small Business Line of Credit\*
- \*Credit Approval Required

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

The earnings credit computation is derived in the following manner:

- The daily average balance less uncollected funds equals daily average collected funds.
- The daily average collected funds less 10% reserve equals daily average investable balance.

- The daily average investable balance multiplied by the earnings credit allowance and divided by 365, then multiplied by the number of days in the billing cycle, equals the earnings credit.

### Free Business Checking

This account is for 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 \$100.00.

#### 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 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 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 opening deposit
- Available to Public Entities only \*must provide proof of non-profit status

## Public Fund Money Market

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

Account Features:

- Interest bearing (tiered)
- No monthly maintenance fee
- No minimum opening deposit
- Withdrawal service charge fee of \$10.00 will be charged for each debit transaction in excess of six (6) during the statement cycle
- Available to Public Entities only \*must provide proof of non-profit status

## Insured Money Market Business Account

- Interest bearing (tiered)
- Monthly service charge fee of \$10.00 will be imposed if the balance in the account falls below \$1,000 any day of the cycle
- \$1,000 opening deposit
- Withdrawal service charge fee of \$1.00 will be charged for each debit transaction in excess of six (6) during the statement cycle

## Insured Premier Gold Money Market Account

To qualify for this account, you must also have a Business Checking account and at least two other bank services.

Account Features:

- Interest bearing (tiered)
- Monthly service charge fee of \$10.00 will be imposed if the balance in the account falls below \$5,000 any day of the cycle
- Minimum Opening Deposit of \$5,000
- Withdrawal service charge fee of \$1.00 will be charged for each debit transaction in excess of six (6) during the statement cycle

## Business Savings

A Business Savings account is an ideal place to start building your cash reserves. No monthly service charge fee. A minimum average daily balance of \$1 is required to accrue interest on this account.

The account offers the following features:

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

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

In February 2025, **Card Manager** will replace CardValet as the tool for consumer debit card management. Fully integrated into Online and mobile banking, Card Manager will provide clients with enhanced features and a more seamless experience.

These FAQs are here to help you get familiar with Card Manager, confidently answer client questions during the transition and highlight its features to new clients. Take some time to review them, and if you have any further questions or need clarification, don't hesitate to reach out to:

### **Debit Card Team**

Mindy Walsh, [mwalsh@bankofutah.com](mailto:mwalsh@bankofutah.com), 801-409-5048  
Shauna Gomez, [sgomez@bankofutah.com](mailto:sgomez@bankofutah.com), 801-409-5237

### **Central Operations**

[centralops@bankofutah.com](mailto:centralops@bankofutah.com)

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## **General Questions**

### **What is Card Manager?**

Card Manager is the new tool for consumer clients to manage their Bank of Utah debit cards, replacing CardValet for personal accounts.

Business clients will continue to use CardValet.

Unlike CardValet, Card Manager is fully integrated into Online and mobile banking, eliminating the need for a separate app. This integration offers a more seamless, convenient and secure experience for managing debit cards.

### **Who can use Card Manager?**

Card Manager is exclusively for consumer accountholders with debit cards. Business clients will continue to use CardValet, with no changes to how they manage their business debit cards at this time.

### **How do clients access Card Manager?**

Clients can access Card Manager via Online banking or the Bank of Utah mobile app.

- **Online Banking:** Log in and click on Card Manager in the green navigation menu at the top of the screen.
- **Mobile App:** Update the mobile app to access Card Manager. Once updated, log in to get started. Clients can find Card Manager in the menu at the bottom of the screen.

Clients' debit cards should already be pre-loaded into Card Manager, if the cards are tied to their Social Security Numbers. They should review the information to ensure everything looks correct.

## Do clients need to delete the CardValet app?

Yes, consumer clients currently using CardValet should delete the app from their phone once they've transitioned to Card Manager. Keeping the CardValet app may result in duplicate notifications and confusion. Removing it ensures a seamless experience with Card Manager.

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## Features of Card Manager

### What is the biggest difference between CardValet and Card Manager?

The biggest difference is where the tools are located. Card Manager is fully integrated into Online banking and the Bank of Utah mobile app, so consumer clients no longer need a separate app like CardValet.

Card Manager offers tools similar to CardValet, such as turning cards on and off and setting controls, but it also includes new features, like detailed transaction insights, enhanced security options, and the ability to manage travel plans.

### What kinds of controls are available?

Card Manager lets clients customize how their card is used:

- **Merchant Categories:** Clients can enable or disable their card for specific categories like gas, groceries, hotels or travel.
- **Locations:** Clients can set controls for “my location,” a specific region or block all international charges.
- **Transaction Types:** Clients can block specific transaction types like in-store, Online, autopay/recurring or ATM withdrawals. (**Be aware:** If a client blocks “recurring payments,” for example, all transactions in that category will be blocked. So, if they intended to just block their gym membership, they might accidentally block something else marked as recurring, such as their streaming services.)
- **Spend Limits:** Clients can set spending limits, although these cannot exceed the default limits of the card.
- **Travel Plans:** Clients can easily set up travel notifications to keep their cards working smoothly when they're away from home.

### How can clients notify Bank of Utah about their travel plans?

Clients can now set up travel notifications directly through Card Manager, eliminating the need to call our customer service center. This feature allows clients to inform us of their travel plans, ensuring uninterrupted card usage during trips.

Please note that while most destinations can be added through Card Manager, some countries may not be available due to security protocols. In such cases, clients are encouraged to contact our customer service team for assistance.

We're always here to help, so if clients prefer speaking with a representative or encounter any issues, they can still reach out to us directly.

**Will clients get notifications when their cards are used?**

Yes, with Card Manager, clients receive real-time alerts whenever their cards are used or declined. Additionally, if a transaction is declined, Card Manager provides detailed insights into the reason for the decline, helping clients understand and address any issues promptly.

**Can clients add their cards to their digital wallets?**

Yes, from the Bank of Utah mobile app, clients can push their cards to digital wallets like Apple Pay or Google Pay.

**Can clients view their card details?**

Yes, clients can view their full card number, expiration date and CVV securely within Card Manager.

**Can clients turn their debit card on or off?**

Yes, clients can turn their debit card on or off to help protect against fraud. When the card is “off,” no withdrawals or purchases will be approved.

**Can clients see insights into their spending?**

Yes, Card Manager offers spending insights for debit card purchases, categorized by merchant type, location and time of purchase. It also allows clients to see their recurring transactions, as well as any subscriptions linked to their debit cards.

**Can clients change or set their PIN?**

Yes, clients can securely change or set their card’s PIN in Card Manager.

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## Transaction Details

**What additional details can clients see about their purchases?**

- The merchant’s location for in-person purchases.
- The merchant’s phone number and website, if applicable.
- A list of merchants where clients have recurring charges.
- A list of merchants that have clients’ cards on file.

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.

## 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 transactions
- 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
- Manager your debit card with Card Manager
  - Secure Access Anytime
  - Get Real-Time Alerts
  - Activate your debit card
  - Lock and Unlock Cards
  - Set Travel Rules
  - Integrate with Digital Wallets
  - Map Your Purchases
- Chat with us during business hours Monday through Friday, 7am-6pm MST (excluding Federal Holidays)
- Open a new account for existing Bank of Utah account holder

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

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

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

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

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

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

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

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

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

For **technical support**, call:

- Local: **801-409-5000**, option 2
- Toll Free: **1-877-268-9322**, option 2

\*Available during the Call Center’s business hours 7:00 a.m. - 6:00 p.m. (MST)

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.

## 5 Benefits of Our Identity Theft Recovery Services

A fully managed program, Bank of Utah's recovery services is there for you from the time your identity is stolen until your identity is restored.

You will be assigned a certified, licensed recovery advocate to complete the recovery work\* on your behalf, including:

- 1. Researching the extent of the problem**, including a review of your credit report
- 2. Assisting you with the process of freezing your credit reports** with the major credit bureaus
- 3. Coordinating with other agencies, financial institutions and creditors** to resolve incidents
- 4. Helping you replace identity credential documents**, such as driver's licenses or passports that have been lost, stolen or destroyed during your identity theft incident
- 5. Requesting the removal of fraudulent records** to recover your identity back to pre-theft status

*\*If you have a financial loss from your Bank of Utah account, Bank of Utah will help with the attempt to recover the funds, if warranted. If you have financial losses from accounts at other institutions as a result of the identity theft, your identity theft recovery advocate will work with you to recover those.*

Review specific service coverage information Online at:

<https://www.bankofutah.com/personal/services-benefits/identity-theft-recovery-services>

Like other lines of credit, you must apply and be approved for the overdraft line of credit. Your credit limit will be based on your credit history. Once approved, the line of credit will be available to transfer funds to your Bank of Utah checking account in increments of \$50 should you have an overdraft or non-sufficient funds.

**Fees:** There is no cost to enroll or to keep the line of credit open. You only pay fees when you use the service. You will incur a \$5 fee every time a transfer is made to cover an overdraft. When an advance is made, you may repay it immediately. You will be charged an annual percentage rate (APR) of 21% on any outstanding balance and will be charged interest from the transaction date. \*

*\*The minimum monthly payment will equal any amount past due, any fees and charges due, and the greater of \$10 or 5% of the new balance indicated on the periodic statement.*

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

### **Bank of Utah VISA Debit Card**

Our Visa Debit Card offers convenience and can be used virtually everywhere. We offer the latest 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.

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 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 borrow against. If you would like to consolidate debt, consider using an unsecured loan to combine everything into one loan with a low monthly payment

### Recreational Vehicle (RV) Loans

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

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

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

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

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

### 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.

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 70% 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 among the top lenders serving first-time home buyers in the state over the past decade. 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 (NAHI). 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 & Chenoa Fund

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

## VA Loans

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

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

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

## Jumbo 30 & 15 Year Fixed Loans

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

## Home Equity Conversion Mortgages (HECM) / Reverse Mortgages

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

The HECM is available as either an adjustable- or fixed-rate loan. The adjustable rate can adjust monthly or annually based on the 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 lot within the term of the loan.

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

## 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.

## Long Term Portfolio Loans

The Bank's own 7/1 and 10/1 ARMs offer flexible and a more affordable option for borrowers planning to move or refinance before the fixed period ends. These ARMs are attractive with their lower initial payments.

The 30/15 balloon loans, available for second homes and investment properties, have a 30-year amortization with a balloon payment after 15 years, aiding investors and second homeowners in maximizing cash flow and returns.

## 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

## 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.

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

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

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

We specialize in the following services:

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

Checking	
Account Type	Associated Fee
Easy Checking	Free
Thrive Checking	Free
Health Savings Account (HSA)	Free
Evergreen	\$10 monthly service charge if the average monthly balance for the monthly statement cycle falls below \$10,000

Savings	
Account Type	Associated Fee
I Save	Free
Children's I Save	Free
Private Banking I Save	Free
My Money Market Account	A withdrawal service charge fee of \$10.00 will be charged for each debit transaction in excess of six (6) during the statement cycle
Elite Reserve Money Market	A withdrawal service charge fee of \$25.00 will be charged for each debit transaction in excess of six (6) during the statement cycle

# Bank of Utah Fee Schedule

Service	Fee
Account balance assistance	\$10.00 / per hour
Account research	\$15.00/per hour
<b>Cash advance</b>	
Customer	Free
Non-Customer	\$5 or 1% whichever is greater
Check printing ( <i>depends on style and quantity of check ordered</i> )	varies
Collection items ( <i>any fees from our processor are also charged to the customer</i> )	\$15.00
<b>Daily overdraft (<i>begins on 2nd business day account is overdrafted</i>) Business Customers only</b>	
<b>Balance Range:</b>	
\$0.01 - \$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 Item Fee - Business	\$25.00
Debit Card Replacement	\$5.00
Dormant account ( <i>no activity for 12 months/DDA and 12 months/Savings</i> )	\$3.00
Early closure ( <i>within 90 days of account opening</i> )	\$25.00
Execution processing	\$75.00
Garnishment processing	\$75.00
Levy processing	\$75.00
<b>Money Orders</b>	
Customer	\$2.00
Notary Service ( Non-Customers)	\$5.00 - per signature
<b>Official Checks</b>	
Customer	\$3.00 each
Non-Customer	\$5.00 each
<b>Online banking wire transfers</b>	
Outgoing	\$10.00 - each item
Foreign	\$25.00 - each item
Overdraft paid item - Consumer	\$20.00 each
NSF Return item fee - Consumer	20.00 each
Daily limit on number of Overdraft fees - Consumer	5/\$100.00
Cushion before Overdraft charged - Consumer	\$50.00
<b>NSF Returned/Overdraft Paid fee (\$20.00) charged on transaction items over \$25.00</b>	
Photocopies/fax	\$1.00 - each
<b>Safe Deposit Boxes per year (<i>not all sizes available at each branch</i>)</b>	
Key Deposit ( <i>returned when 2 keys are returned to bank</i> )	\$10.00
3x5 box	\$15.00
5x5 box	\$25.00
3x10 box	\$30.00
5x10 box	\$50.00
10x10 box	\$100.00
Vault (Main Branch only)	\$130.00
Drilling Fee - (varies)	\$90.00 - \$200.00
Stop Payments	\$25.00 - each
<b>Wire transfers</b>	
Incoming - Customer	\$12.00
Outgoing - Customer	\$15.00
Foreign outgoing wire transfers	\$35.00

# Business Account Fee Schedule

## Free Business checking\*

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

*\*Sweep Accounts not available with Free Business Checking*

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

Maintenance fee	\$8.00 per month
Minimum opening deposit	\$500
Detailed account analysis statements	X
Itemized service fees	X
Online cash manager	X
Items paid on account	\$0.15 each
Credit items posted	\$0.25 each
Items Deposited	\$0.05 on B of U checks; \$0.06 clearing; \$0.09 remote
Deposit admin fee	fee will be a percentage of the average monthly balance (ledger balance) and is subject to change at anytime
Currency	\$0.08 per thousand
Coin	\$0.06 per roll
Interest on Negative collected balance	The average of the Wall Street Journal prime rate for the month plus 2%

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

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

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

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

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

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

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

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

## Business Account Fee Schedule - Continued

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

Official Check	\$3.00 each
Money Order	\$2.00 each
Stop payment order	\$25.00 each
Outgoing wire	\$15.00 each domestic; \$35.00 each foreign
Online outgoing wire	\$10.00 each domestic; \$25.00 each foreign
Incoming wire	\$12.00 each
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	Free
Interest rate	Variable Interest compounded daily, paid quarterly
Withdrawal information	Six debits free per month, after six \$1.00 per withdrawal. Withdrawals include pre-authorized, automatic, telephone or e-transfers.

### Public Fund Money Market Account

Minimum opening deposit	No minimum to open
Monthly maintenance charge	Free
Interest rate	Variable Interest compounded every month, paid monthly
Withdrawal information	Six debits free per month, after six \$10.00 per withdrawal. Withdrawals include pre-authorized, automatic, telephone or e-transfers.

### Insured Money Market Account

Minimum opening deposit	\$1,000
Monthly maintenance charge	\$10.00 per month if balance falls below \$1,000
Interest rate	Tiered interest with variable rates
Withdrawal information	Six debits free per month, after six \$1.00 per

### Premier Gold Money Market Account - *(Must have a Business Checking Account and at least two other bank*

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

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

Branch		Address	City, State	Zip	Census Tract
Ogden Main	01	2605 Washington Blvd.	Ogden, Utah	84401	2011.00
Roy	02	5729 S 1900 W	Roy, Utah	84067	2107.04
South Ogden	03	4605 Harrison Blvd.	South Ogden, Utah	84403	2020.00
Orem	04	1000 W 800 N	Orem, Utah	84057	0008.01*
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 Road	18	2309 S Redwood Road	Salt Lake City, Utah	84119	1133.11*
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	08	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

\*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

\*\* The City Creek office and St. George office do not have a Drive-Up Window at their locations.

**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

2025				
	“As of 03/31/2025	As of 6/30/2025	As of 9/30/2025	As of 12/31/2024
Total Adjusted Loans*	2,704,369,268	2,799,685,603	2,825,193,802	2,619,298,899
Total Deposits	2,774,448,837	2,806,494,355	2,958,053,780	2,574,707,343
<b>Loan to Deposit Ratio</b>	<b>97.47%</b>	<b>99.76%</b>	<b>95.51%</b>	<b>101.73%</b>

2024				
	As of 03/31/2024	As of 06/30/2024	As of 09/30/2024	As of 12/31/2024
Total Adjusted Loans*	2,346,417,187	2,456,507,117	2,550,116,456	2,619,298,899
Total Deposits	2,248,912,307	2,588,293,095	3,028,675,456	2,574,707,343
<b>Loan to Deposit Ratio</b>	<b>104.47%</b>	<b>94.91%</b>	<b>84.20%</b>	<b>101.73%</b>

2023				
	As of 03/31/2023	As of 06/30/2023	As of 09/30/2023	As of 12/31/2023
Total Adjusted Loans*	1,820,805,730	2,017,122,911	2,093,702,667	2,257,971,315
Total Deposits	2,002,988,330	2,072,852,708	2,22,426,726	2,113,286,507
<b>Loan to Deposit Ratio</b>	<b>90.90%</b>	<b>97.31%</b>	<b>94.12%</b>	<b>106.85%</b>

\*Adjusted loans = Gross Loans less Unearned Income on Loans

## Home Mortgage Disclosure Act Notice

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

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## Complaints

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

## **CRA Disclosure Statement**

*Written Notice*

The CRA Disclosure pertaining to the bank, its [operations, subsidiaries or operating subsidiaries] and its other affiliates, if applicable, may be obtained on the FFIEC's website at: <https://www.ffiec.gov>.

## **CRA Disclosure Statement**

*Written Notice*

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# **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			
* 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.

<b>Assessment Area Breakdown of Loans, Deposits, and Branches</b>						
<b>Assessment Area</b>	<b>Loans</b>		<b>Deposits</b>		<b>Branches</b>	
	<b>\$(000s)</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>	<b>#</b>	<b>%</b>
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
<b>Total</b>	<b>493,565</b>	<b>100.0</b>	<b>1,890,658</b>	<b>100.0</b>	<b>18</b>	<b>100.0</b>

*Source: Bank Data; FDIC Summary of Deposits (6/30/2022)*

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:

<b>Loan Portfolio Distribution as of March 31, 2023</b>		
<b>Loan Category</b>	<b>\$(000s)</b>	<b>%</b>
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>	<b>1,255,712</b>	<b>68.0</b>
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)
<b>Total Loans</b>	<b>1,847,146</b>	<b>100.0</b>
<i>Source: 3/31/2023 Call Report</i>		

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				
Assessment Areas		Counties in Assessment Area	# of Census Tracts	# of Branches
Salt Lake City-Provo-Orem CSA	Salt Lake City MSA	Salt Lake	212	3
	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
<b>Total</b>	<b>2 Assessment Areas</b>	<b>8 Counties</b>	<b>506</b>	<b>18</b>

*Source: American Community 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										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
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
<b>Subtotal</b>	<b>1,590</b>	<b>76.3</b>	<b>495</b>	<b>23.7</b>	<b>2,085</b>	<b>645,480</b>	<b>78.2</b>	<b>179,905</b>	<b>21.8</b>	<b>825,385</b>
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
<b>Subtotal</b>	<b>775</b>	<b>93.0</b>	<b>58</b>	<b>7.0</b>	<b>833</b>	<b>104,336</b>	<b>87.6</b>	<b>14,780</b>	<b>12.4</b>	<b>119,116</b>
<b>Total</b>	<b>2,365</b>	<b>81.0</b>	<b>553</b>	<b>19.0</b>	<b>2,918</b>	<b>749,816</b>	<b>79.4</b>	<b>194,685</b>	<b>20.6</b>	<b>944,501</b>
<i>Source: Bank Data Due to rounding, totals may not equal 100.0%</i>										

#### Geographic Distribution

BOU’s geographic distribution of loans reflects good penetration throughout its AAs. Performance 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 not a market leader in innovative or flexible 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.

<b>Innovative or Flexible Lending Programs</b>								
<b>Type of Program</b>	<b>2021</b>		<b>2022</b>		<b>2023</b>		<b>Totals</b>	
	<b>#</b>	<b>\$(000s)</b>	<b>#</b>	<b>\$(000s)</b>	<b>#</b>	<b>\$(000s)</b>	<b>#</b>	<b>\$(000s)</b>
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
<b>Totals</b>	<b>802</b>	<b>132,046</b>	<b>131</b>	<b>62,695</b>	<b>29</b>	<b>12,323</b>	<b>962</b>	<b>207,064</b>

*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.

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

*Source: Bank Records*

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.

Community Development Investments/Donations by Assessment Area										
Assessment Area	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		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
<b>Subtotal</b>	<b>35</b>	<b>27,338</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>27,338</b>
Qualified Grants & Donations	5	12	109	189	0	0	0	0	114	201
<b>Total</b>	<b>40</b>	<b>27,350</b>	<b>109</b>	<b>189</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>149</b>	<b>27,539</b>
<i>Source: Bank Data</i>										

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 (CRedit-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.

Branch and ATM Distribution by Geography Income Level								
Tract Income Level	Census Tracts		Population		Branches		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
<b>Total</b>	<b>506</b>	<b>100</b>	<b>2,536,316</b>	<b>100</b>	<b>18</b>	<b>100</b>	<b>18</b>	<b>100</b>

*Source: 2015 ACS & Bank Data  
Due to rounding, totals may not equal 100.0%*

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

- Bank-owned ATMs – 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.
- Mobile banking – 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.
- Telephone Banking – 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.

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

*Source: Bank Records from 1/19/2021 - 4/17/2023*

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.

<b>Demographic Information of the Assessment Area</b>						
<b>Assessment Area: Salt Lake City-Provo-Orem CSA AA</b>						
<b>Demographic Characteristics</b>	<b>#</b>	<b>Low % of #</b>	<b>Moderate % of #</b>	<b>Middle % of #</b>	<b>Upper % of #</b>	<b>NA* % of #</b>
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 Housing Value			\$232,267
Median Family Income MSA - 39340 Provo-Orem, UT MSA		\$67,248	Median Gross 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				
<small>Source: 2015 ACS and 2021 D&amp;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.</small>						

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	Unemployment Rates 2021
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 Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper >120%
<b>Ogden-Clearfield, UT MSA Median Family Income (36260)</b>				
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
<b>Provo-Orem, UT MSA Median Family Income (39340)</b>				
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
<b>Salt Lake City, UT MSA Median Family Income (41620)</b>				
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 Adjusted 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 outside 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.

<b>Geographic Distribution of Home Mortgage Loans</b>						
<b>Assessment Area: Salt Lake City-Provo-Orem CSA</b>						
<b>Tract Income Level</b>	<b>% of Owner-Occupied Housing Units</b>	<b>Aggregate Performance % of #</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
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
<b>Totals</b>						
<b>2021</b>	<b>100.0</b>	<b>100.0</b>	<b>670</b>	<b>100.0</b>	<b>296,020</b>	<b>100.0</b>
<i>Source: 2015 ACS; Bank Data, 2021 HMDA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%</i>						

### **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.

<b>Geographic Distribution of Small Business Loans</b>						
<b>Assessment Area: Salt Lake City-Provo-Orem CSA</b>						
<b>Tract Income Level</b>	<b>% of Businesses</b>	<b>Aggregate Performance % of #</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
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
<b>Totals</b>						
<b>2021</b>	<b>100.0</b>	<b>100.0</b>	<b>623</b>	<b>100.0</b>	<b>72,908</b>	<b>100.0</b>
<i>Source: 2021 D&amp;B Data; Bank Data; 2021 CRA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%</i>						

### **Borrower Profile**

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.

<b>Distribution of Home Mortgage Loans by Borrower Income Level</b>						
<b>Assessment Area: Salt Lake City-Provo-Orem CSA</b>						
<b>Borrower Income Level</b>	<b>% of Families</b>	<b>Aggregate Performance % of #</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
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
<b>Totals</b>						
<b>2021</b>	<b>100.0</b>	<b>100.0</b>	<b>670</b>	<b>100.0</b>	<b>296,020</b>	<b>100.0</b>
<i>Source: 2015 ACS; Bank Data, 2021 HMDA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%</i>						

### **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.

<b>Distribution of Small Business Loans by Gross Annual Revenue Category</b>						
<b>Assessment Area: Salt Lake City-Provo-Orem CSA</b>						
<b>Gross Revenue Level</b>	<b>% of Businesses</b>	<b>Aggregate Performance % of #</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
<=\$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
<b>Totals</b>						
<b>2021</b>	<b>100.0</b>	<b>100.0</b>	<b>623</b>	<b>100.0</b>	<b>72,908</b>	<b>100.0</b>

*Source: 2021 D&B Data; Bank Data; 2021 CRA Aggregate Data; "--" data not available.  
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.

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

*Source: Bank Records*

\* 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.

<b>Community Development Investments/Donations by Assessment Area</b>										
<b>Activity Year</b>	<b>Affordable Housing</b>		<b>Community Services</b>		<b>Economic Development</b>		<b>Revitalize or Stabilize</b>		<b>Totals</b>	
	<b>#</b>	<b>\$(000s)</b>	<b>#</b>	<b>\$(000s)</b>	<b>#</b>	<b>\$(000s)</b>	<b>#</b>	<b>\$(000s)</b>	<b>#</b>	<b>\$(000s)</b>
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
<b>Subtotal</b>	<b>26</b>	<b>18,554</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>18,554</b>
Qualified Grants & Donations	5	12	94	173	0	0	0	0	99	185
<b>Total</b>	<b>31</b>	<b>18,566</b>	<b>94</b>	<b>173</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>125</b>	<b>18,739</b>

*Source: Bank Data*

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.

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

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.

<b>Demographic Information of the Assessment Area</b>						
<b>Assessment Area: Logan MSA AA</b>						
<b>Demographic Characteristics</b>	<b>#</b>	<b>Low % of #</b>	<b>Moderate % of #</b>	<b>Middle % of #</b>	<b>Upper % of #</b>	<b>NA* % of #</b>
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 Housing Value			\$184,393
			Median Gross Rent			\$701
			Families Below Poverty Level			10.8%
<small>Source: 2015 ACS and 2021 D&amp;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.</small>						

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 single-family 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.

<b>Geographic Distribution of Home Mortgage Loans</b>						
<b>Assessment Area: Logan MSA</b>						
<b>Tract Income Level</b>	<b>% of Owner-Occupied Housing Units</b>	<b>Aggregate Performance % of #</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
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
<b>Totals</b>						
<b>2021</b>	<b>100.0</b>	<b>100.0</b>	<b>344</b>	<b>100.0</b>	<b>101,330</b>	<b>100.0</b>
<i>Source: 2015 ACS; Bank Data, 2021 HMDA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%</i>						

### **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.

<b>Geographic Distribution of Small Business Loans</b>						
<b>Assessment Area: Logan MSA</b>						
<b>Tract Income Level</b>	<b>% of Businesses</b>	<b>Aggregate Performance % of #</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
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
<b>Totals</b>						
<b>2021</b>	<b>100.0</b>	<b>100.0</b>	<b>21</b>	<b>100.0</b>	<b>2,678</b>	<b>100.0</b>
<i>Source: 2021 D&amp;B Data; Bank Data; 2021 CRA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%</i>						

### **Borrower Profile**

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.

Distribution of Home Mortgage Loans by Borrower Income Level						
Assessment Area: Logan 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
<b>Totals</b>						
<b>2021</b>	<b>100.0</b>	<b>100.0</b>	<b>344</b>	<b>100.0</b>	<b>101,330</b>	<b>100.0</b>
<i>Source: 2015 ACS; Bank Data, 2021 HMDA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%</i>						

### 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.

Distribution of Small Business Loans by Gross Annual Revenue Category						
Assessment Area: Logan 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
<b>Totals</b>						
<b>2021</b>	<b>100.0</b>	<b>100.0</b>	<b>21</b>	<b>100.0</b>	<b>2,678</b>	<b>100.0</b>
<i>Source: 2021 D&amp;B Data; Bank Data; 2021 CRA Aggregate Data; "--" data not available. Due to rounding, totals may not equal 100.0%</i>						

### 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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1,700</b>	<b>1</b>	<b>1,700</b>
<i>Source: Bank Data</i>										

- 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.

Community Development Investments/Donations by Assessment Area										
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
<b>Subtotal</b>	<b>1</b>	<b>4,612</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>4,612</b>
Qualified Grants & Donations	0	0	4	9	0	0	0	0	4	9
<b>Total</b>	<b>1</b>	<b>4,612</b>	<b>4</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>4,621</b>
<i>Source: Bank Data</i>										

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 9<sup>th</sup> 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 Distribution of Home Mortgage Loans						
Assessment 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
<b>Totals</b>						
<b>2021</b>	<b>100.0</b>	<b>100.0</b>	<b>67</b>	<b>100.0</b>	<b>19,545</b>	<b>100.0</b>

Source: 2015 ACS; Bank Data, 2021 HMDA Aggregate Data, "--" data not available.  
Due to rounding, totals may not equal 100.0%

Geographic Distribution of Small Business Loans						
Assessment Area: St George 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
<b>Totals</b>						
<b>2021</b>	<b>100.0</b>	<b>100.0</b>	<b>12</b>	<b>100.0</b>	<b>1,084</b>	<b>100.0</b>

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

Distribution of Home Mortgage Loans by Borrower Income Level						
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
<b>Totals</b>						
<b>2021</b>	<b>100.0</b>	<b>100.0</b>	<b>67</b>	<b>100.0</b>	<b>19,545</b>	<b>100.0</b>

Source: 2015 ACS; Bank Data, 2021 HMDA Aggregate Data, "--" data not available.  
Due to rounding, totals may not equal 100.0%

Distribution of Small Business Loans by Gross Annual Revenue Category						
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
<b>Totals</b>						
<b>2021</b>	<b>100.0</b>	<b>100.0</b>	<b>12</b>	<b>100.0</b>	<b>1,084</b>	<b>100.0</b>

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

<b>Bank of Utah</b>	
<b>Scope of Examination:</b> 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	
<b>Time Period Reviewed:</b>	1/20/2021 to 4/25/2023
<b>Products Reviewed:</b> 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.