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February 23, 2026

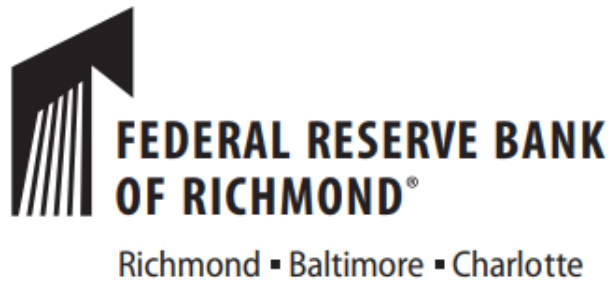
COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Clear Mountain Bank

Bruceton Mills, West Virginia

**Federal Reserve Bank of Richmond
Richmond, Virginia**

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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Clear Mountain Bank
886624

P.O. Box 205
Bruceton Mills, WV 26525

Federal Reserve Bank of Richmond
P. O. Box 27622
Richmond, Virginia 23261

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COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

INSTITUTION'S CRA RATING: Satisfactory

The Lending Test is rated: Satisfactory

The Community Development Test is rated: Outstanding

The major factors supporting this rating include:

- The bank's loan-to-deposit ratio is considered reasonable given the bank's size, financial condition, and credit needs of the bank's assessment areas
- A majority of loans and other lending-related activities are in the bank's assessment areas
- The bank's borrower distribution performance (lending to low- and moderate-income borrowers and small businesses having annual revenues of \$1 million or less) is considered reasonable
- The bank's loan distribution by geographic income level is reasonable
- The bank's community development performance demonstrates excellent responsiveness overall to community development needs of its assessment areas through community development loans, qualified investments, and community development services, considering the bank's capacity and availability of such opportunities in its assessment areas
- There have been no complaints regarding the bank's CRA performance since the previous CRA evaluation

SCOPE OF EXAMINATION

Clear Mountain Bank (CMB) was evaluated using the interagency examination procedures for intermediate small institutions developed by the Federal Financial Institutions Examination Council (FFIEC). Given its size and branch locations, CMB is required to collect and report Home Mortgage Disclosure Act (HMDA) data but is not required to collect or report data on its small business or consumer lending. Both HMDA and small business lending were identified as the primary credit products offered by the bank.

Examiners reviewed the following data when assessing the bank's performance.

- CMB's 2023 and 2024 HMDA data
- CMB's 2024 small business lending data
- Community development loans originated from June 5, 2023, through to February 23, 2026
- Community development services provided by the bank during the evaluation period, and
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made

While the bank has reported its 2025 HMDA data, that data is not included in this analysis because the 2025 aggregate data was not yet available at the time of examination. Aggregate data is an important performance context factor since it captures lending done under the same economic market conditions.

To help determine the availability of community development opportunities in the assessment areas, the CRA public evaluations of other financial institutions operating in the assessment areas were reviewed. Additionally, community officials were contacted to learn about local economic conditions and credit needs, performance of the banks in the assessment areas, and potential community development opportunities.

Based upon branch locations, relative market size as determined by loan activity, proportion of bank deposits, and market population, full-scope procedures were applied to the following assessment areas.

- Morgantown, WV MSA Assessment Area
- Garrett County, MD NonMSA Assessment Area

Limited-scope review procedures were used for the following assessment areas.

- Harrison County, WV NonMSA Assessment Area
- Braxton County, WV NonMSA Assessment Area

Appendix C lists the geographic composition of each of the bank's assessment areas.

In all cases, conclusions also take into consideration relevant performance context factors. When assigning the institution's overall rating, the bank's performance in West Virginia is given greater weight, as a majority of the bank's loans, branches and deposits are located within West Virginia.

Appendix D includes additional data about the distribution of lending, branches, and deposits by assessment area.

DESCRIPTION OF INSTITUTION

CMB is headquartered in Bruceton Mills, West Virginia, and operates a total of 11 branches and 24 automatic teller machines (ATMs) within the States of West Virginia and Maryland. The bank is a wholly owned subsidiary of State Bancorp, Inc., a single-bank holding company, also headquartered in Bruceton Mills, West Virginia. CMB received a Satisfactory rating at its prior CRA evaluation dated June 5, 2023. No known legal impediments exist that would prevent the bank from meeting the credit needs of its assessment areas.

As of December 31, 2025, CMB held \$984.9 million in assets, of which 75% were net loans and 17.3% were securities. As of the same date, deposits totaled \$853.4 million. Various deposit and loan products are available through the institution, including loans for residential mortgage, consumer, and small business purposes.

Composition of Loan Portfolio

Loan Type	12/31/2025	
	\$ (000s)	%
Secured by 1-4 Family dwellings	370,565	49.5
Multifamily	41,409	5.5
Construction and Development	63,552	8.5
Commercial & Industrial/ NonFarm NonResidential	229,774	30.7
Consumer Loans and Credit Cards	39,344	5.3
Agricultural Loans/ Farmland	1,326	0.2
All Other	2,744	0.4
Total	748,714	100.0

As indicated in the preceding table, the bank's loan portfolio is concentrated in residential mortgage and commercial/small business lending. Small business loans (i.e. business purpose loans of \$1 million or less) are a subset of Commercial & Industrial/NonFarm, NonResidential loans. The bank offers other loans, such as consumer and construction loans; however, the volume of such lending is relatively small in comparison to the residential mortgage and small business lending.

Based on branch locations and lending patterns, the bank delineated four assessment areas in northern West Virginia and western Maryland. The following table reflects the composition of the bank's four assessment areas.

Assessment Area Name	County/City	State	Census Tracts Included
Morgantown, WV MSA	Monongalia	WV	All
	Preston	WV	All
Garrett County, MD NonMSA	Garrett	MD	All
Harrison County, WV NonMSA	Harrison	WV	All
Braxton County, WV NonMSA	Braxton	WV	All

Since its previous evaluation, the bank has engaged in branching activity by opening and relocating some of its banking facilities. The following list summarizes the bank's branching activity.

- Morgantown, WV MSA assessment area – Relocated an upper-income branch to a new facility in a middle-income census tract.
- Braxton, County, WV NonMSA assessment area – Opened one branch in a middle-income census tract. With the opening of this branch, the bank extended the delineation of its assessment area to include Braxton County.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS:

When evaluating the bank's residential mortgage lending, relevant area demographic data from the American Community Survey (ACS) is used to estimate potential demand and lending opportunities. While ACS data is collected and published by the U.S. Census Bureau on an annual basis, the demographic data relied upon in this performance evaluation is based on ACS data that is updated once every five years. As such, when evaluating the bank's performance, relevant area demographic data from the 2020 ACS was used. Additionally, Dun and Bradstreet (D&B) business demographic data from 2024 was also used when evaluating the bank's small business lending.

Aggregate loan data is used to estimate viable loan demand when evaluating the bank's HMDA lending and includes all activity reported by lenders subject to reporting HMDA data within the bank's assessment areas. Similarly, the aggregate small business lending data includes all lenders subject to reporting small business data. Aggregate data is useful in the analysis because the aggregate lending occurred in the same assessment area under the same economic conditions as the bank's lending. Because the bank is not required to report CRA data, its small business loans are not included in the aggregate data.

To evaluate the geographic and borrower distribution for a specific loan category within an assessment area, primary emphasis is placed on the number (and corresponding percentage) of loans originated and purchased. To arrive at an overall conclusion regarding the distribution of lending, performance in each loan category is then generally weighted by the dollar volume of such loans made in the assessment area. During 2024, CMB originated \$55.3 million in HMDA loans in the Morgantown, WV MSA assessment area and \$7.8 million in small business loans the same year. Similarly, the bank originated \$9.3 million in HMDA loans in 2024 and \$1.1 million in small business loans the same year in the Garrett County, MD NonMSA assessment area. Accordingly, HMDA loans were given more weight due to the substantially larger volume of lending.

The borrower and geographic distribution performance of HMDA lending focused on performance for Home Purchase and Refinancing loan categories. Home improvement loans were not evaluated as this category contained relatively few loans. Performance for the Not Applicable, Other Closed, and Other Line of Credit loan categories were not evaluated because not all HMDA reporters are required to report each loan category.

When determining overall conclusions for the bank, its performance in each assessment area is generally weighted by the significance of the bank's operations in the assessment area. As previously noted, with a majority of the bank's branches and a large majority of the bank's deposits located in West Virginia, the bank's performance in this area was weighted more heavily when considering the bank's overall performance.

Overall, the bank's Lending Test is rated Satisfactory while the Community Development Test performance is rated Outstanding. The components of each test are discussed in the following sections and all conclusions also take into consideration relevant performance context factors.

Loan-To-Deposit Ratio

The bank's loan-to-deposit ratio, as of December 31, 2025, equaled 86.6 % and averaged 83.1% for the preceding 11-quarter period. In comparison, the quarterly average loan-to-deposit ratios for the two peer banks, operating in similar areas as CMB, ranged from 72.8% to 90.2%, during the same 11-quarter period. Since the previous evaluation, the bank's assets, net loans, and deposits increased by 5%, 18%, and 8.7%, respectively. From a CRA perspective, the bank's loan-to-deposit ratio is considered reasonable given the institution's size, financial condition, and local credit needs.

Lending In Assessment Areas

To determine the institution's volume of lending within its assessment areas, the geographic location of the bank's 2023 and 2024 HMDA and 2024 small business loans were considered. The lending distribution inside and outside of the bank's assessment areas is represented in the following table. A majority of loans and other lending-related activities are in the bank's assessment areas.

Comparison of Credit Extended Inside and Outside of Assessment Area(s)

Loan Type	Inside				Outside			
	#	%	\$(000)	%	#	%	\$(000)	%
Home Purchase	373	80.4	116,020	83.4	91	19.6	23,054	16.6
Home Improvement	2	40.0	226	50.9	3	60.0	218	49.1
Refinancing	68	87.2	10,400	84.9	10	12.8	1,844	15.1
Multi-Family Housing	12	60.0	5,248	40.1	8	40.0	7,841	59.9
Loan Purpose Not Applicable	0	0.0	0	0.0	0	0.0	0	0.0
Other Purpose Closed/Exempt	36	83.7	4,378	79.6	7	16.3	1,119	20.4
Other Purpose LOC	0	0.0	0	0.0	0	0.0	0	0.0
Total HMDA related	491	80.5	136,272	80.0	119	19.5	34,076	20.0
Small Business	155	82.9	13,220	73.3	32	17.1	4,822	26.7
TOTAL LOANS	646	81.1	149,492	79.4	151	18.9	38,898	20.6

As indicated in the preceding table, a majority of the number of residential mortgage (80.5%) and small business loans (82.9%) were extended to residents of the bank's assessment areas. Overall, the institution's level of lending within its assessment areas is considered responsive to community credit needs with 81.1% of total HMDA and small business lending being inside of the assessment areas. The remaining loan distribution analyses discussed in this performance evaluation only considers loans originated and purchased within the bank's assessment areas.

Lending To Borrowers of Different Incomes and To Businesses of Different Sizes

The bank's borrower distribution performance is considered reasonable overall. In West Virginia CMB's borrower distribution performance is considered reasonable. Conversely, the performance in Maryland is considered excellent. With the larger dollar volume of lending in West Virginia, a greater weight was given to West Virginia when evaluating the overall performance.

Geographic Distribution of Loans

The bank's geographic distribution performance is considered reasonable overall. In West Virginia CMB's performance is considered reasonable, while in Maryland performance is considered excellent. With the larger dollar volume of lending in West Virginia, a greater weight was given to West Virginia when evaluating the overall performance.

No significant unexplained gaps in lending were noted that impacted conclusions about the bank's performance.

Community Development Loans, Investments, and Services

Overall, the bank provides an excellent level of qualified community development activities. Accordingly, the Community Development Test is rated Outstanding. The bank's community development performance within the State of West Virginia is rated Outstanding, while its performance within the State of Maryland is rated Satisfactory. Given that the majority of the bank's operations are located in West Virginia, the bank's performance within West Virginia is given greater weight when determining overall community development performance.

The bank faces no constraints preventing it from originating community development loans, making qualified investments, and providing community development services within its assessment areas and larger statewide or regional areas.

The following summarizes the bank's overall community development activity during the evaluation period.

- Community Development Loans – 33 community development loans, totaling \$31.1 million
- Qualified Investments – nine qualified investments, totaling \$8.1 million, including an investment in Mountain State Capital, a Small Business Investment Company (SBIC), totaling \$475,943. The market area that the firm serves includes both West Virginia and Maryland.
- Qualified Donations – 69 qualified donations, totaling \$102,849 were made to qualifying organizations that provided community services to low- and moderate-income residents.
- Community Development Services – six bank employees provided financial expertise to five different organizations providing community development services. 14 bank employees were board members of 12 different community services organizations.
 - Additionally, the bank extended 18 loans to organizations through the Federal Home Loan Bank (FHLB) Banking on Business program and granted nine area low- and moderate-income residents with down payment assistance through the FHLB First Front Door Grant program.

Additional information regarding community development loans, investments, and services is presented in the assessment areas where the activities took place.

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

No evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs was identified. Adequate policies, procedures, and training programs have been developed to support nondiscrimination in lending activities.

WEST VIRGINIA

CRA RATING FOR name¹: Satisfactory

The Lending Test is rated: Satisfactory.

The Community Development Test is rated: Outstanding.

Major factors supporting the rating include:

- The bank's borrower distribution is considered reasonable overall
- The bank's geographic distribution is considered reasonable overall
- During the evaluation period, the bank participated in an excellent level of community development activities within the state

SCOPE OF EXAMINATION

Examiners reviewed the following data when assessing the bank's performance.

- CMB's 2023 and 2024 HMDA data
- CMB's 2024 small business lending data
- Community development loans originated from June 5, 2023, through to February 23, 2026
- Community development services provided by the bank during the evaluation period
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made

A significant majority of the bank's operations within West Virginia are located within the Morgantown, WV MSA assessment area (87.4% of the bank's lending by dollar volume, 90.9% of branches and 90.3% of deposits.) As such, the Morgantown, WV MSA assessment area was evaluated using the full-scope procedures, and performance conclusions from this area was used when determining performance ratings for the State of West Virginia. The remaining assessment areas (Harrison County, WV NonMSA and Braxton County, WV NonMSA) were subject to the limited-scope review procedures, and a determination was made as to whether performances was above, consistent, or below the performance of the assigned state rating. Information about loan volume, branches, and deposits are included in Appendix D of this report.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN WEST VIRGINIA

CMB operates ten branches across three assessment areas in northern West Virginia. Within the bank's West Virginia assessment areas, CMB ranked 5th out of 19 institutions in local deposit market share with 9.7% of the assessment area's available deposits, as of June 30, 2024. According to 2024 aggregate data, the bank ranked 2nd out of 219 institutions in reported residential mortgage lending with a 6.7% market share.

Based on the 2020 ACS data, the West Virginia assessment areas have a total population of 218,406, including 51,241 families. Of area families, 19.8% are low-income, 17.2% are moderate-income, 17.6% are middle-income, and 45.5% are upper-income. Within these assessment areas, the owner-occupancy rate equals 58.2%, and 9.6% of families live below the poverty level.

MSA and Statewide NonMSA Area	Median Family Incomes	
	2025	2024
Morgantown, WV MSA	\$98,400	\$90,900
West Virginia Statewide Nonmetropolitan Area	\$71,300	\$67,600

¹ For institutions with branches in two or more states in a multistate metropolitan area, this statewide evaluation is adjusted and does not reflect performance in the parts of those states contained within the multistate metropolitan area. Refer to the multistate metropolitan area rating and discussion for the rating and evaluation of the institution's performance in that area.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS:

In the State of West Virginia, CMB's Lending Test is rated Satisfactory, and the Community Development Test is rated Outstanding. The components of each test are discussed within the following sections of this report. All conclusions also take into consideration relevant performance context factors.

Lending to Borrowers of Different Incomes and to Business of Different Sizes

The bank's lending within West Virginia has an overall reasonable penetration among individuals of different income levels and businesses of different sizes. The bank's borrower distribution performance is primarily based upon the performance within the one full-scope assessment area review within West Virginia. HMDA lending is considered reasonable while small business borrower distribution performance is considered excellent. In reaching the overall conclusion, HMDA lending was given more weight due to the larger dollar volume of lending.

Geographic Distribution of Loans

The bank's overall geographic distribution of lending within West Virginia reflects reasonable distribution among the different census tracts and dispersion throughout the assessment area. Within CMB's full-scope assessment area in West Virginia, both its HMDA and small business geographic distribution performance is reasonable.

No significant unexplained gaps in lending were noted that impacted conclusions about the bank's performance in the state.

Community Development Loans, Investments, and Services

Overall, the bank demonstrated an excellent level of responsiveness to local community development needs through its lending, investment, and service activities that support area organizations and facilitate community development within the assessment area during the evaluation period. Overall, the Community Development test is rated Outstanding.

The following community development activities were provided within West Virginia during the evaluation period.

- Community Development Loans – 29 community development loans totaling \$29.8 million that supported economic development, affordable housing, and community services
- Qualified Investments – Nine qualified investments totaling \$7.6 million, including one SBIC (Mountain State Capital) totaling \$475,943, as previously mentioned
- Qualified Donations – 62 qualified donations totaling \$90,839 were made to qualifying organizations that provided community services to low- and moderate-income residents
- Community Development Services – Bank employees provided financial expertise to seven different organizations qualified community development organizations. Eleven bank employees held Board Member or Finance Committee seats with community service organizations across the West Virginia assessment areas

METROPOLITAN AREAS
(Reviewed using full-scope review)

**DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE MORGANTOWN, WV MSA
ASSESSMENT AREA**

The assessment area is located in the northern portion of West Virginia and includes all of Monongalia and Preston counties, which make up the entire Morgantown, WV MSA. The bank operates eight branch offices and 20 ATMs in this assessment area, and as of June 30, 2024, ranked 3rd out of 13 institutions in local deposit market share with 14.1% of insured deposits. According to 2024 aggregate data, the bank ranked 2nd out of 182 institutions in reported residential mortgage lending with a 8.9% market share.

Based on 2020 ACS data, the assessment area has a population of 140,038 and a median housing value of \$181,595. The owner-occupancy rate within the area equals 55.7%, which is lower than the rate for the state (60.5%). Within the assessment area, 9.2% of families are considered below the poverty level, which is lower than the state level at 12.3%.

Community Contact

A local economic development organization representative was contacted during the evaluation to discuss economic conditions and local community credit needs. The contact noted that the area has seen a population increase over the last few years, and with that increase, small businesses, existing and new, have all seen a positive increase as well. The community as a whole has continued to grow and create jobs, uplifting the local economy and community, as stated by the contact. Although things in the community look to be headed in the right direction, the contact did mention that area institutions can continue to increase their aid to the community as they continue to grow. The contact suggested that area financial institutions are adequately meeting the communities' credit needs.

Demographic Data

2024 Morgantown, WV MSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	1	2.6	190	0.6	72	37.9	6,601	21.9
Moderate	11	28.2	7,224	23.9	935	12.9	5,657	18.7
Middle	16	41.0	14,328	47.5	1,215	8.5	5,152	17.1
Upper	9	23.1	8,198	27.2	480	5.9	12,778	42.3
Unknown	2	5.1	248	0.8	59	23.8	0	0.0
T total AA	39	100.0	30,188	100.0	2,761	9.1	30,188	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	975	45	0.1	4.6	693	71.1	237	24.3
Moderate	15,418	8,093	24.1	52.5	5,028	32.6	2,297	14.9
Middle	27,131	15,763	47.0	58.1	7,981	29.4	3,387	12.5
Upper	15,015	9,491	28.3	63.2	4,175	27.8	1,349	9.0
Unknown	1,657	126	0.4	7.6	1,268	76.5	263	15.9
T total AA	60,196	33,518	100.0	55.7	19,145	31.8	7,533	12.5
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	12	0.3	11	0.3	0	0.0	1	1.4
Moderate	976	22.4	859	21.7	97	29.8	20	27.8
Middle	1,979	45.5	1,799	45.5	149	45.7	31	43.1
Upper	1,223	28.1	1,133	28.7	73	22.4	17	23.6
Unknown	160	3.7	150	3.8	7	2.1	3	4.2
T total AA	4,350	100.0	3,952	100.0	326	100.0	72	100.0
Percentage of Total Businesses:				90.9		7.5		1.7
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	23	23.5	23	24.0	0	0.0	0	0.0
Middle	59	60.2	57	59.4	2	100.0	0	0.0
Upper	16	16.3	16	16.7	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
T total AA	98	100.0	96	100.0	2	100.0	0	0.0
Percentage of Total Farms:				98.0		2.0		0.0
Source: 2024 FFIEC Census Data 2024 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

Morgantown, WV MSA Population Change			
Area	2015 Population	2020 Population	Percent Change
Morgantown, WV MSA	135,477	140,038	3.4%
Monongalia County, WV	101,668	105,822	4.1%
Preston County, WV	33,809	34,216	1.2%
West Virginia	1,851,420	1,793,716	-3.1%
Source: 2011-2015 U.S. Census Bureau American Community Survey 2020 U.S. Census Bureau Decennial Census			

Since 2015 the population in the Morgantown, WV MSA assessment area increased by 3.4%. The county within the assessment area with the largest population growth over the past five years is in Monongalia County, WV, which also includes the city of Morgantown, WV at 4.1%. While the assessment area has increased in population, the State of West Virginia has experienced a decrease of 3.1% as a whole.

Morgantown, WV MSA Employees by Industry								
	2023 - Q1	2023 - Q2	2023 - Q3	2023 - Q4	2024 - Q1	2024 - Q2	2024 - Q3	2024 - Q4
Government								
Government Total, all industries	13,450	13,589	12,179	13,436	13,127	13,084	11,653	13,057
Private Sector								
Private Sector Total, all industries	51,265	52,108	52,618	53,430	52,905	53,664	53,881	54,482
Agriculture, forestry, fishing and hunting	48	50	48	48	12*	12*	18*	16*
Mining, quarrying, and oil and gas extraction	737	746	766	751	738*	748*	752*	761*
Utilities	540	540	545	559	569	574	574	586
Construction	2,908	3,068	3,097	3,125	3,033	3,231	3,313	3,336
Manufacturing	2,102	2,025	2,034	2,004	2,092	2,011	2,007	1,983
Wholesale trade	1,195	1,185	1,174	1,206	1,144	1,116	1,071	1,074
Retail Trade	6,639	6,581	6,664	6,985	6,792	6,716	6,648	6,848
Transportation and warehousing	880	833	810	854	846	815	843	825
Information	764	741	749	753	767	766	731	675
Finance and insurance	874	900	911	928	920	909	897	895
Real estate and rental and leasing	754	767	784	794	809	823	807	835
Professional and technical services	3,279	3,367	3,317	3,419	3,239	3,447	3,427	3,448
Management of companies and enterprises	1,206*	1,222*	1,216*	1,233*	1,241*	1,241*	1,306*	1,182*
Administrative and waste services	3,008*	3,133*	3,153*	3,106*	2,942*	2,979*	3,282*	3,298*
Educational services	533*	552*	547*	599*	577	579	552	598
Health care and social assistance	15,915*	16,113*	16,550*	16,735*	18,181	18,382	18,334	18,693
Arts, entertainment, and recreation	594	668	676	593	505	666	664	571
Accommodation and food services	6,340	6,516	6,492	6,648	6,379	6,486	6,512	6,702
Other services, except public administration	1,739	1,831	1,837	1,831	1,891	1,902	1,881	1,882
Public administration	0	0	0	0	0	0	0	0
Unclassified	52	57	11	9	2	17	11	7
<i>Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages</i>								
<i>* indicates that some or all of the data for this category was suppressed for confidentiality reasons</i>								

The assessment area has a variety of employment sectors including local government, healthcare, accommodation and food services, and retail trade. Major employers in the area include West Virginia University, West Virginia University Hospitals, Hazelton Federal Prison, Walmart, local government and school board positions.

Morgantown, WV MSA 25 Unemployment Rates					
Area	2020	2021	2022	2023	2024
Morgantown, WV MSA 25	6.6%	4.3%	3.6%	3.3%	3.4%
Monongalia County, WV	6.3%	4.1%	3.4%	3.1%	3.2%
Preston County, WV	7.8%	5.0%	4.3%	4.2%	4.1%
West Virginia	8.3%	5.1%	3.9%	3.9%	4.1%
<i>Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics</i>					

As indicated in the previous table, area unemployment rates have generally decreased since 2020, primarily caused by the COVID-19 pandemic, with the exception of a slight increase between 2023 and 2024.

Morgantown, WV MSA Housing Cost Burden						
Area	Cost Burden - Renters			Cost Burden - Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Morgantown, WV MSA	75.6%	21.8%	45.6%	42.4%	16.9%	11.0%
Monongalia County, WV	79.3%	23.2%	47.8%	42.9%	18.7%	10.2%
Preston County, WV	48.1%	10.5%	28.4%	41.7%	14.0%	13.0%
West Virginia (WV)	63.6%	34.3%	37.9%	48.2%	18.9%	13.9%
<i>Cost Burden is housing cost that equals 30 percent or more of household income</i>						
<i>Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy</i>						

Housing cost burden in the assessment area for all homeowners living in the Morgantown MSA (11%) is slightly lower than the housing cost burden for homeowners within West Virginia (13.9%). Conversely, the cost burden for all renters living in the Morgantown MSA (45.6%) is higher than those within WV (37.9%). For renters, the cost burden for low-income people (75.6%) substantially exceeds the cost burden for low-income renters in the state (63.6%); however, the cost burden for moderate-income renters in the assessment area (21.8%) is less than those in the state (34.3%).

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS:

CMB's Lending Test is reasonable overall as both the bank's borrower and geographic distributions are considered reasonable. The components of each test are discussed within the following sections of this report. All conclusions also take into consideration relevant performance context factors.

Lending to Borrowers of Different Incomes and to Business of Different Sizes

The bank's borrower distribution is considered reasonable overall. From a product-level perspective, CMB's borrower distribution of HMDA lending is considered reasonable, while small business distribution is considered excellent. In reaching the overall conclusion, greater weight was given to HMDA lending because of the larger dollar volume.

Home Mortgage Lending

The borrower distribution performance of HMDA lending is considered reasonable overall. From a loan category perspective, performance of the bank's home purchase and refinance lending are both considered reasonable. Performance for the home improvement loan category was not evaluated based on the relatively limited volume of such lending in this assessment area.

Distribution of 2023 and 2024 Home Mortgage Lending By Borrower Income Level													
Assessment Area: Morgantown, WV MSA													
Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2023						2024						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	\$%	\$%	#	#%	#%	\$(000)	\$%	\$%	
Home Purchase Loans													
Low	5	3.4	6.6	517	12	2.9	5	3.4	5.0	464	10	18	219
Moderate	14	9.6	18.9	2,173	5.2	12.1	19	12.9	15.9	2,962	6.1	9.9	18.7
Middle	30	20.5	18.7	5,947	14.3	16.0	30	20.4	19.9	6,630	13.7	15.6	17.1
Upper	79	54.1	40.7	29,657	71.3	54.2	82	55.8	42.3	36,784	75.8	56.2	42.3
Unknown	18	12.3	15.1	3,285	7.9	14.8	11	7.5	16.9	1,698	3.5	16.5	0.0
Total	146	100.0	100.0	41,579	100.0	100.0	147	100.0	100.0	48,538	100.0	100.0	100.0
Refinance Loans													
Low	1	5.0	15.5	98	2.8	8.9	6	22.2	10.5	516	13.9	5.9	219
Moderate	4	20.0	21.7	478	13.6	19.7	5	18.5	19.2	679	18.2	14.8	18.7
Middle	3	15.0	20.8	491	13.9	20.9	9	33.3	23.3	1,341	36.0	18.4	17.1
Upper	7	35.0	31.5	968	27.5	37.1	5	18.5	29.7	867	23.3	39.0	42.3
Unknown	5	25.0	10.4	1,490	42.3	13.3	2	7.4	17.2	320	8.6	21.9	0.0
Total	20	100.0	100.0	3,525	100.0	100.0	27	100.0	100.0	3,723	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	9.0	0	0.0	5.7	0	0.0	3.6	0	0.0	19	219
Moderate	0	0.0	16.4	0	0.0	12.3	0	0.0	19.5	0	0.0	14.0	18.7
Middle	0	0.0	20.1	0	0.0	15.1	0	0.0	23.7	0	0.0	23.7	17.1
Upper	1	100.0	52.2	80	100.0	65.1	0	0.0	49.1	0	0.0	54.2	42.3
Unknown	0	0.0	2.2	0	0.0	19	1	100.0	4.1	146	100.0	6.2	0.0
Total	1	100.0	100.0	80	100.0	100.0	1	100.0	100.0	146	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	9	5.1	8.5	820	18	3.8	12	6.2	5.8	1,086	2.0	2.4	219
Moderate	19	10.8	19.0	2,684	5.8	13.0	27	13.8	16.7	3,824	7.0	10.6	18.7
Middle	34	19.3	19.3	6,498	14.0	16.4	44	22.6	21.3	8,413	15.5	16.5	17.1
Upper	91	51.7	40.3	31,649	68.2	52.7	98	50.3	41.0	38,834	71.5	53.9	42.3
Unknown	23	13.1	12.9	4,775	10.3	14.0	14	7.2	15.2	2,164	4.0	16.6	0.0
Total	176	100.0	100.0	46,426	100.0	100.0	195	100.0	100.0	54,321	100.0	100.0	100.0
Source: 2024 FFIEC Census Data													
2016-2020 U.S. Census Bureau: American Community Survey													
Note: Percentages may not total 100.0 percent due to rounding.													
Multifamily loans are not included in the borrower distribution analysis.													

Home Purchase

Home purchase lending distribution is considered reasonable overall. This conclusion considers the strength of performance and volume of lending each year. Lending in 2024 is weighted slightly greater during the evaluation due to the larger dollar volume of home purchase loans during that year.

During 2023, the bank's percentage of home purchase loans to low-income borrowers (3.4%) lagged both the percentage of area low-income families (21.9%) and the aggregate reporters' level of lending (6.6%). CMB's percentage of home purchase loans to moderate-income borrowers in the same year (9.6%), lagged both the percentage of area moderate-income families (18.7%) and the aggregate reporters' level of lending (18.9%). Overall, the bank's level of lending during 2023 is considered poor.

In 2024, the bank's percentage of home purchase loans to low-income borrowers (3.4%) lagged both the percentage of area low-income families (21.9%) and the aggregate reporters' level of lending (5%). CMB's percentage of home purchase loans to moderate-income borrowers in the same year (12.9%), lagged both the percentage of area moderate-income families (18.7%) and was similar to the aggregate reporters' level of lending (15.9%) to such borrowers. Overall, the bank's level of lending during 2024 is considered reasonable.

Refinance

Refinance lending distribution is considered reasonable overall. This conclusion considers the strength of performance and similar volumes of lending each year.

During 2023, the bank's percentage of refinance loans to low-income borrowers (5%) lagged both the percentage of area low-income families (21.9%) and the aggregate reporters' level of lending (15.5%). CMB's percentage of refinance loans to moderate-income borrowers in the same year (20%) was similar to both the percentage of area moderate-income families (18.7%) as well as the aggregate reporters' level of lending (21.7%). Overall, the bank's level of lending during 2023 is considered reasonable.

In 2024, the bank's percentage of refinance loans to low-income borrowers (22.2%) exceeded both the percentage of area low-income families (21.9%) and the aggregate reporters' level of lending (10.5%). CMB's percentage of refinance loans to moderate-income borrowers in the same year (18.5%) approximated the percentage of area moderate-income families in the same year (18.7%) and was similar to the aggregate reporters' level of lending (19.2%). Overall, the bank's level of lending during 2024 is considered excellent.

Small Business Lending

The borrower distribution performance of 2024 lending is considered excellent overall.

Distribution of 2024 Small Business Lending By Revenue Size of Businesses							
Assessment Area: Morgantown, WV MSA							
	Bank And Aggregate Loans						Total Businesses %
	Bank		Agg	Bank		Agg	
	#	%	%	\$(000)	\$%	\$%	
By Revenue							
\$1 Million or Less	92	91.1	55.2	6,559	83.8	39.9	90.9
Over \$1 Million	9	8.9		1,266	16.2		7.5
Revenue Unknown	0	0.0		0	0.0		1.7
Total	101	100.0		7,825	100.0		100.0
By Loan Size							
\$100,000 or Less	80	79.2	92.7	2,898	37.0	36.5	
\$100,001 - \$250,000	14	13.9	3.9	2,323	29.7	16.1	
\$250,001 - \$1 Million	7	6.9	3.4	2,604	33.3	47.5	
Total	101	100.0	100.0	7,825	100.0	100.0	
By Loan Size and Revenues \$1 Million or Less							
\$100,000 or Less	75	81.5		2,576	39.3		
\$100,001 - \$250,000	12	13.0		1,960	29.9		
\$250,001 - \$1 Million	5	5.4		2,023	30.8		
Total	92	100.0		6,559	100.0		
Source: 2024 FFIEC Census Data 2024 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey							
Note: Percentages may not total 100.0 percent due to rounding.							

In 2024, CMB's lending to businesses with annual revenues of \$1 million or less (91.1%) was similar to the percentage of area businesses having revenues of \$1 million or less (90.9%) and significantly exceeded the aggregate lenders' percentage of such lending (55.2%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding \$1 million per year or revenues were unknown. With respect to the distribution by loan amount, 79.2% of the bank's small business loans were in amounts of \$100,00 or less compared to 92.7% of such lending by the aggregate reporters.

Geographic Distribution of Loans

The bank's geographic distribution performance is considered reasonable overall. From a product-level perspective, CMB's borrower distribution of both HMDA and small business lending are each considered reasonable.

No significant unexplained gaps in lending were noted that impacted conclusions about the bank's performance in the assessment area.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered reasonable overall. From a loan category perspective, performance of the bank's home purchase lending is considered reasonable overall, while refinance lending is excellent overall. In reaching the overall conclusion, greater weight was placed on the bank's home purchase lending due to the significantly larger volume of lending during 2023 and 2024. Performance for the home improvement and multi-family loan categories were not evaluated based on the relatively limited volume of such lending in this assessment area.

Distribution of 2023 and 2024 Home Mortgage Lending By Income Level of Geography													
Assessment Area: Morgantown, WV MSA													
Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2023						2024						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	\$%	\$%	#	#%	#%	\$(000)	\$%	\$%	
Home Purchase Loans													
Low	1	0.7	0.2	170	0.4	0.2	0	0.0	0.3	0	0.0	0.1	0.1
Moderate	28	9.2	16.4	5,031	12.1	11.2	30	20.4	18.7	5,225	10.8	13.2	24.1
Middle	61	41.8	44.0	18,839	45.3	40.8	67	45.6	44.9	17,376	35.8	40.3	47.0
Upper	55	37.7	38.7	17,254	41.5	47.3	50	34.0	34.9	25,937	53.4	45.4	28.3
Unknown	1	0.7	0.7	285	0.7	0.6	0	0.0	13	0	0.0	10	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	146	100.0	100.0	41,579	100.0	100.0	147	100.0	100.0	48,538	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.1
Moderate	8	40.0	19.6	1,171	33.2	14.7	7	25.9	22.1	772	20.7	18.6	24.1
Middle	7	35.0	47.3	1,456	41.3	41.9	13	48.1	43.3	1,662	44.6	41.4	47.0
Upper	5	25.0	33.0	898	25.5	43.4	7	25.9	33.8	1,289	34.6	39.2	28.3
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.8	0	0.0	0.8	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	20	100.0	100.0	3,525	100.0	100.0	27	100.0	100.0	3,723	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.7	0	0.0	0.2	0	0.0	0.0	0	0.0	0.0	0.1
Moderate	0	0.0	14.2	0	0.0	12.1	0	0.0	15.4	0	0.0	8.7	24.1
Middle	0	0.0	47.8	0	0.0	48.2	1	100.0	49.1	146	100.0	47.0	47.0
Upper	1	100.0	36.6	80	100.0	39.2	0	0.0	34.9	0	0.0	43.7	28.3
Unknown	0	0.0	0.7	0	0.0	0.2	0	0.0	0.6	0	0.0	0.5	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	80	100.0	100.0	1	100.0	100.0	146	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	5.6	0	0.0	6.4	2.8
Moderate	2	33.3	25.9	240	6.0	10.5	0	0.0	16.7	0	0.0	10.9	26.4
Middle	2	33.3	51.9	422	10.5	43.3	3	100.0	611	966	100.0	72.7	39.2
Upper	2	33.3	18.5	3,340	83.5	39.3	0	0.0	5.6	0	0.0	0.4	23.3
Unknown	0	0.0	3.7	0	0.0	6.9	0	0.0	111	0	0.0	9.6	8.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	6	100.0	100.0	4,002	100.0	100.0	3	100.0	100.0	966	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	1	0.5	0.2	170	0.3	0.2	0	0.0	0.2	0	0.0	0.5	0.1
Moderate	42	23.1	17.0	6,646	13.2	11.6	42	21.2	18.8	6,403	11.6	13.5	24.1
Middle	73	40.1	45.0	20,922	41.5	41.2	95	48.0	45.2	21,211	38.4	42.5	47.0
Upper	65	35.7	37.2	22,405	44.4	46.2	61	30.8	34.7	27,673	50.1	42.1	28.3
Unknown	1	0.5	0.6	285	0.6	0.8	0	0.0	11	0	0.0	14	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	182	100.0	100.0	50,428	100.0	100.0	198	100.0	100.0	55,287	100.0	100.0	100.0
Source: 2024 FFIEC Census Data													
2016-2020 U.S. Census Bureau: American Community Survey													
Note: Percentages may not total 100.0 percent due to rounding.													

Home Purchase

Home purchase geographic distribution is considered reasonable overall. This conclusion considers the strength of performance and volume of lending each year. Lending in 2024 received greater weight because of the larger dollar volume of home purchase loans extended that year.

During 2023, the bank's percentage of home purchase loans extended in low-income census tracts (.7%) exceeded both the percentage of owner-occupied housing units (.1%) and the aggregate reporters' level of lending (.2%) in such tracts. CMB's percentage of home purchase loans extended in moderate-income census tracts in the same year (19.2%) lagged the percentage of owner-occupied housing units (24.1%) but exceeded the aggregate reporters' level of lending (16.4%) in such tracts. Overall, the bank's level of lending during 2023 is considered excellent.

In 2024, the bank's lack of home purchase lending in low-income tracts (0%) slightly lagged both the percentage of owner-occupied housing units (.1%) and the aggregate reporters' level of lending (.3%) in such tracts. CMB's percentage of home purchase loans extended in moderate-income census tracts in the same year (20.4%) lagged the percentage of owner-occupied housing units (24.1%) but exceeded the aggregate reporters' level of lending (18.7%) in such tracts. Overall, the bank's level of lending during 2024 is considered reasonable.

Refinance

Refinance geographic distribution is considered excellent overall. This conclusion considers the strength of performance and similar volumes of lending each year.

During 2023, the bank's lack of refinance lending in low-income census tracts (0%) slightly lagged the percentage of owner-occupied housing units (.1%) but equaled the aggregate reporters' level of lending (0%). CMB's percentage of home purchase loans extended in moderate-income census tracts in the same year (40%) substantially exceeded both the percentage of owner-occupied housing units (24.1%) and the aggregate reporters' level of lending (19.6%). Overall, the bank's level of lending during 2023 is considered excellent.

In 2024, the bank's lack of refinance lending in low-income tracts (0%) slightly lagged the percentage of owner-occupied housing units (.1%) but equaled the aggregate reporters' level of lending (0%). CMB's percentage of home purchase loans extended in moderate-income census tracts in the same year (25.9%) exceeded both the percentage of owner-occupied housing units (24.1%) and the aggregate reporters' level of lending (22.1%) in such tracts. Overall, the bank's level of lending during 2024 is considered reasonable.

Small Business Lending

The geographic distribution performance of HMDA lending is considered reasonable overall.

Distribution of 2024 Small Business Lending By Income Level of Geography							
Assessment Area: Morgantown, WV MSA							
Geographic Income Level	Bank And Aggregate Loans						Total Businesses %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	\$%	\$%	
Low	0	0.0	0.3	0	0.0	0.4	0.3
Moderate	16	15.8	16.7	1,018	13.0	20.9	22.4
Middle	50	49.5	48.1	4,356	55.7	48.1	45.5
Upper	34	33.7	31.0	2,401	30.7	28.1	28.1
Unknown	1	1.0	3.3	50	0.6	2.4	3.7
Tract-Unk	0	0.0	0.6	0	0.0	0.1	
Total	101	100.0	100.0	7,825	100.0	100.0	100.0
Source: 2024 FFIEC Census Data							
2024 Dun & Bradstreet Data							
2016-2020 U.S. Census Bureau: American Community Survey							
Note: Percentages may not total 100.0 percent due to rounding.							

In 2024, D&B data indicates that 0.3% of the assessment area's businesses are located in low-income census tracts and 0.3% of aggregate small business loans were reported in the low-income census tracts. As indicated, small business lending opportunities are limited in the low-income census tracts. With this context, the bank's lack of lending in the low-income census tract is not a negative performance factor. While the bank's percentage of small business lending in moderate-income census tracts (15.8%) lagged the percentage of businesses located in the such tracts (22.4%), it is similar to the aggregate level of lending in moderate-income census tracts (16.7%). Overall, the bank's small business lending performance is considered reasonable.

Community Development Loans, Investments, and Services

Overall, the bank demonstrated an excellent level of responsiveness to local community development needs through its lending, investment, and service activities that support area organizations and facilitate community development within the assessment area during the evaluation period.

Discussion with an individual knowledgeable of the local community and the review of performance evaluations of other financial institutions operating within the assessment area indicate that local community development opportunities are reasonably available within the assessment area. The bank faces no constraints in providing community development loans, investments, or services consistent with its capacity and available opportunities.

The following community development activities were provided within the Morgantown, WV MSA assessment area during the evaluation period.

- Community Development Loans – 26 loans totaling \$18.5 million that supported affordable housing, economic development, and community development
- Qualified Investments – Three totaling \$3.9 million
- Qualified Donations – 45 donations totaling \$78,204 were made to qualifying organizations that provided community services to low- and moderate-income residents

- Community Development Services – 17 employees provided community development services to 10 different organizations within the assessment area
 - Additionally, the bank extended 18 loans to organizations through the FHLB Banking on Business program and granted nine area low- and moderate-income residents with down payment assistance through the FHLB First Front Door Grant program. Both programs are counted as CD services as both programs have a reimbursable component to them through the FHLB

NONMETROPOLITAN STATEWIDE AREA
(Reviewed using limited-scope review)

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN HARRISON AND BRAXTON COUNTIES IN WV NONMETROPOLITAN AREAS

Assessment areas noted in the table below were reviewed using the limited review examination procedures. Information about these areas is included in Appendix E of this evaluation.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

Facts and data reviewed, including performance information, are included in Appendix E. Conclusions regarding performance, which did not impact the institution's overall rating, are included in the following tables. For each test, the conclusion conveys whether performance in an assessment area was generally below, consistent with, or exceeded the institution's statewide ratings.

Assessment Area	Lending Test	Community Development Test
Harrison County, WV NonMSA AA	Below	Below
Braxton County, WV NonMSA AA	Below	Below

MARYLAND

CRA RATING FOR THE STATE OF MARYLAND²: Satisfactory

The Lending Test is rated: Outstanding.

The Community Development Test is rated: Satisfactory.

Major factors supporting the rating include:

- The bank's borrower distribution is considered excellent overall
- The bank's geographic distribution is considered excellent overall
- During the evaluation period, the bank participated in an adequate level of community development activities within the state

SCOPE OF EXAMINATION

Examiners reviewed the following data when assessing the bank's performance.

- CMB's 2023 and 2024 HMDA data
- CMB's 2024 small business lending data
- Community development loans originated from June 5, 2023, through to February 23, 2026,
- Community development services provided by the bank during the evaluation period, and
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made.

The bank has delineated one assessment area in the State of Maryland, the Garrett County, MD NonMSA assessment area, which was evaluated using the FFIEC's full-scope evaluation procedures. As such, ratings for the state are based solely on the bank's performance in this assessment area.

Information about loan volume, branches, and deposits are included in Appendix D of this report.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN GARRETT COUNTY, MD NONMSA ASSESSMENT AREA

CMB operates one branch office and one ATM in this assessment area in western Maryland. In the Garrett County, MD NonMSA assessment area, CMB ranked 3rd out of six institutions in local deposit market share with 10.1% of the assessment area's available deposits, as of June 30, 2024. According to 2024 aggregate loan data, the institution ranks 7th out of 159 institutions in reported HMDA volume with a 3.1% market share.

Based on the 2020 ACS data, the one assessment area in the State of Maryland has a total population of 28,80 and a median housing value of \$194,602. The owner-occupancy rate within the area equals 52%, which is greater than the nonmetropolitan areas of Maryland (48%) but less than the state (60.8%). Within the assessment area, 6.1% of families are considered below the poverty level, which is similar to the state level (5.9%) and lower than the nonmetropolitan areas of Maryland (7.9%).

MSA and Statewide NonMSA Area	Median Family Incomes	
	2025	2024
Maryland Statewide Nonmetropolitan Area	\$93,700	\$87,900

² For institutions with branches in two or more states in a multistate metropolitan area, this statewide evaluation is adjusted and does not reflect performance in the parts of those states contained within the multistate metropolitan area. Refer to the multistate metropolitan area rating and discussion for the rating and evaluation of the institution's performance in that area.

Community Contact

A local economic development organization was contacted during the evaluation to discuss the housing conditions and community credit needs. The contact noted that small businesses are beginning to thrive in the community. The local trend of small businesses in the area has increased. The success of these small local businesses has aided growth, innovation, and job creation for the area, as stated by the contact. The contact suggested that area financial institutions are adequately meeting the community credit needs.

Demographic Data

2024 Garrett County, MD NonMSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	1,801	21.4
Moderate	1	11.1	1,640	19.5	91	5.5	1,688	20.1
Middle	7	77.8	6,220	74.0	406	6.5	1,840	21.9
Upper	1	11.1	546	6.5	14	2.6	3,077	36.6
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
T total AA	9	100.0	8,406	100.0	511	6.1	8,406	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	2,818	1,812	17.9	64.3	600	21.3	406	14.4
Middle	15,590	7,607	75.3	48.8	1,947	12.5	6,036	38.7
Upper	1,020	688	6.8	67.5	91	8.9	241	23.6
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
T total AA	19,428	10,107	100.0	52.0	2,638	13.6	6,683	34.4
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	250	16.2	225	15.9	23	21.3	2	11.1
Middle	1,237	80.3	1,136	80.3	85	78.7	16	88.9
Upper	54	3.5	54	3.8	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
T total AA	1,541	100.0	1,415	100.0	108	100.0	18	100.0
Percentage of Total Businesses:			91.8		7.0		1.2	
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	33	29.5	32	29.4	1	33.3	0	0.0
Middle	76	67.9	74	67.9	2	66.7	0	0.0
Upper	3	2.7	3	2.8	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
T total AA	112	100.0	109	100.0	3	100.0	0	0.0
Percentage of Total Farms:			97.3		2.7		0.0	
Source: 2024 FFIEC Census Data 2024 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

According to data published by the FFEIC in 2023 and 2024, there are no low-income census tracts and all seven middle-income census tracts within the assessment area are designated as being underserved. Underserved census tracts are typically located in rural communities which lack certain community services/infrastructure and are also distant from more urban population centers.

Garrett County, MD NonMSA Population Change			
Area	2015 Population	2020 Population	Percent Change
Garrett County, MD NonMSA	29,813	28,806	-3.4%
NonMSA Maryland	277,798	271,920	-2.1%
Maryland	5,930,538	6,177,224	4.2%
Source: 2011-2015 U.S. Census Bureau American Community Survey 2020 U.S. Census Bureau Decennial Census			

Since 2015, the population in the Garrett County, MD NonMSA assessment area and the nonmetropolitan areas of Maryland have seen a decrease by 3.4% and 2.1%, respectively. While the assessment area has seen a decrease in population, the State of Maryland has experienced an increase of 4.2% as a whole.

Garrett County, MD NonMSA Employees by Industry								
	2023 - Q1	2023 - Q2	2023 - Q3	2023 - Q4	2024 - Q1	2024 - Q2	2024 - Q3	2024 - Q4
Government								
Government Total, all industries	1,710	69*	1,588	69*	1,720	1,717	1,555	1,726
Private Sector								
Private Sector Total, all industries	9,903	10,023	10,265	9,917	10,033	10,353	10,784	10,304
Agriculture, forestry, fishing and hunting	81	90	96	93	94	97	103	97
Mining, quarrying, and oil and gas extraction	243	258	261	267	270	283	304	283
Utilities	28	30	27	27	33	33	35	36
Construction	999	1,136	1,169	1,144	1,147	1,245	1,228	1,189
Manufacturing	652	666	692	686	682	681	715	763
Wholesale trade	581	614	616	595	490	430	512	516
Retail Trade	1,548	1,581	1,667	1,610	1,617	1,653	1,738	1,651
Transportation and warehousing	353	340	327	341	349	327	308	324
Information	121	118	107	117	129	128	117	126
Finance and insurance	154	136	136	143	144	153	147	148
Real estate and rental and leasing	220	220	235	235	233	225	229	217
Professional and technical services	0*	0*	0*	0*	0*	0*	441	446
Management of companies and enterprises	0*	0*	0*	0*	0*	0*	179	180
Administrative and waste services	526	513	538	487	484	560	580	536
Educational services	49	43	36	48	71	50	46	63
Health care and social assistance	1,701	1,687	1,553	1,555	1,605	1,592	1,540	1,499
Arts, entertainment, and recreation	575	390	449	357	505	394	452	374
Accommodation and food services	1,196	1,302	1,438	1,328	1,216	1,460	1,585	1,419
Other services, except public administration	330	366	373	366	367	414	525	435
Public administration	0	0	0	0	0	0	0	0
Unclassified	3	0	0	0				
<i>Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages</i>								
<i>* indicates that some or all of the data for this category was suppressed for confidentiality reasons</i>								

The assessment area is supported by a mix of private and public employment sectors. Retail trade, construction, healthcare, and accommodation and food services, along with local, state and federal government jobs drive the local economy. Major employers include Garrett Regional Medical Center, Beitzel Corporation (industrial contractor and fabrication), and local government including the area school system.

Garrett County, MD NonMSA Unemployment Rates					
Area	2020	2021	2022	2023	2024
Garrett County, MD NonMSA	7.0%	5.3%	3.5%	2.6%	3.5%
NonMSA Maryland	7.8%	5.9%	3.8%	2.8%	3.7%
Maryland	6.5%	5.2%	3.0%	2.2%	3.0%
<i>Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics</i>					

Overall, the area has seen a significant decrease in unemployment since 2020, primarily caused by the COVID-19 pandemic. Most recently, area unemployment has seen a slight increase between 2023 and 2024.

Garrett County, MD NonMSA Housing Cost Burden						
Area	Cost Burden - Renters			Cost Burden - Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Garrett County, MD NonMSA	48.2%	5.3%	26.7%	47.5%	32.7%	19.8%
NonMSA Maryland	66.9%	38.9%	42.6%	63.7%	31.8%	21.4%
Maryland	78.4%	47.8%	45.5%	67.4%	38.9%	21.0%
<i>Cost Burden is housing cost that equals 30 percent or more of household income</i>						
<i>Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy</i>						

Within the assessment area, all homeowners (19.8%) appear to face similar cost burdens as homeowners living in nonmetropolitan areas of Maryland (21.4%) and the state (21%). On the other hand, the cost burden for all renters living within the assessment area (26.7%) is much lower than the nonmetropolitan areas of Maryland (38.9%) and the state (47.8%).

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS:

CMB's Lending Test is excellent overall as both the bank's borrower and geographic distributions are considered excellent overall. The components of each test are discussed within the following sections of this report. All conclusions also take into consideration relevant performance context factors.

Lending to Borrowers of Different Incomes and to Business of Different Sizes

The bank's borrower distribution is considered excellent overall. From a product-level perspective, both the bank's borrower distribution of HMDA lending and small business distribution are each considered excellent.

Home Mortgage Lending

The borrower distribution performance of HMDA lending is considered excellent overall. From a loan category perspective, performance of the bank's home purchase lending is considered excellent while refinance lending is considered reasonable. Home purchase lending is given more weight due to the larger dollar volume of lending. Performance for the home improvement loan category was not evaluated based on the relatively limited volume of such lending in this assessment area.

Distribution of 2023 and 2024 Home Mortgage Lending By Borrower Income Level													
Assessment Area: Garrett County, MD NonMSA													
Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2023						2024						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	%	%	\$(000)	%	%	#	%	%	\$(000)	%	%	
Home Purchase Loans													
Low	1	5.3	3.0	75	12	0.8	2	11.1	3.9	190	2.2	0.9	214
Moderate	1	5.3	9.4	220	3.4	3.5	3	16.7	9.6	432	5.1	3.4	20.1
Middle	4	21.1	12.4	991	15.5	6.4	2	11.1	11.0	215	2.5	5.7	219
Upper	11	57.9	55.4	4,659	72.8	75.0	10	55.6	54.4	6,885	80.8	73.9	36.6
Unknown	3	15.8	19.8	1001	15.7	14.3	1	5.6	21.2	800	9.4	15.1	0.0
Total	19	100.0	100.0	6,396	100.0	100.0	18	100.0	100.0	8,522	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	5.8	0	0.0	3.1	1	33.3	7.5	70	25.9	2.6	214
Moderate	1	16.7	13.6	161	14.8	7.8	0	0.0	13.9	0	0.0	7.8	20.1
Middle	3	50.0	24.0	370	34.1	12.1	0	0.0	17.9	0	0.0	8.0	219
Upper	1	16.7	37.0	323	29.8	57.8	2	66.7	45.1	200	74.1	65.0	36.6
Unknown	1	16.7	19.5	231	213	19.2	0	0.0	15.6	0	0.0	15.5	0.0
Total	6	100.0	100.0	1085	100.0	100.0	3	100.0	100.0	270	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	6.1	0	0.0	4.0	0	0.0	9.1	0	0.0	2.8	214
Moderate	0	0.0	21.2	0	0.0	13.3	0	0.0	18.2	0	0.0	5.0	20.1
Middle	0	0.0	9.1	0	0.0	4.5	0	0.0	18.2	0	0.0	9.0	219
Upper	0	0.0	57.6	0	0.0	68.7	0	0.0	45.5	0	0.0	74.2	36.6
Unknown	0	0.0	6.1	0	0.0	9.5	0	0.0	9.1	0	0.0	9.0	0.0
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													
Low	1	3.7	4.0	75	0.9	12	3	13.0	5.4	260	2.8	13	214
Moderate	2	7.4	10.6	381	4.8	4.2	3	13.0	11.5	432	4.6	4.4	20.1
Middle	8	29.6	15.8	1437	18.2	7.6	3	13.0	13.0	264	2.8	6.1	219
Upper	13	48.1	51.0	5,322	67.4	72.1	13	56.5	51.2	7,586	81.2	71.8	36.6
Unknown	4	14.8	18.6	1,232	15.6	14.8	1	4.3	18.9	800	8.6	15.4	0.0
Total	27	100.0	100.0	7,897	100.0	100.0	23	100.0	100.0	9,342	100.0	100.0	100.0
Source: 2024 FFIEC Census Data													
2016-2020 U.S. Census Bureau: American Community Survey													
Note: Percentages may not total 100.0 percent due to rounding.													
Multifamily loans are not included in the borrower distribution analysis.													

Home Purchase

Home purchase borrower distribution is considered excellent overall. This conclusion considers the strength of performance and volume of lending each year. Lending in 2024 is weighted greater during the evaluation due to the larger dollar volume of home purchase lending.

During 2023, the bank's percentage of home purchase lending to low-income borrowers (5.3%) lagged the percentage of area low-income families (22.5%) but exceeded the aggregate reporters' level of lending (3%). CMB's percentage of home purchase lending to moderate-income borrowers in the same year (5.3%) lagged both the percentage of area moderate-income families (20.2%) and the aggregate reporters' level of lending (9.4%). Overall, the bank's level of lending during 2023 is considered reasonable.

In 2024, the bank's percentage of home purchase lending to low-income borrowers (11.1%) lagged the percentage of area low-income families (21.4%) but substantially exceeded the aggregate reporters' level of lending (3.9%). CMB's level of home purchase lending to moderate-income borrowers in the same year (16.7%) lagged the percentage of area moderate-income families (20.1%) but significantly exceeded the aggregate reporters' level of lending (9.6%). Overall, the bank's level of lending during 2024 is considered excellent.

Refinance

Refinance borrower distribution is considered reasonable overall. This conclusion considers the strength of performance and volume of lending each year. Lending in 2023 received greater weight due to the larger dollar volume of refinance loans that year.

During 2023, the bank did not extend any refinance loans to low-income borrowers (0%), which lagged both the percentage of area low-income families (22.5%) and the aggregate reporters' level of lending (5.8%). CMB's percentage of refinance loans to moderate-income borrowers in the same year (16.7%) lagged the percentage of area moderate-income families (20.2%) but exceeded the aggregate reporters' level of lending (13.6%). Overall, the bank's level of lending during 2023 is considered reasonable.

In 2024, the bank's level of refinance lending to low-income borrowers (33.3%) exceeded both the percentage of area low-income families (21.4%) and the aggregate reporters' level of lending (7.5%). CMB did not extend any refinance loans to moderate-income borrowers in 2024, which lagged both the percentage of area low-income families (20.1%) and the aggregate reporters' level of lending (13.9%) during the same year. Overall, the bank's level of lending during 2024 is considered excellent based on its lending to low-income borrowers.

Small Business Lending

The borrower distribution performance of 2024 lending is considered excellent overall.

Distribution of 2024 Small Business Lending By Revenue Size of Businesses							
Assessment Area: Garrett County, MD NonMSA							
	Bank And Aggregate Loans						Total Businesses %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$ (000)	\$%	\$%	
By Revenue							
\$1 Million or Less	22	84.6	61.4	911	84.5	52.3	91.8
Over \$1 Million	4	15.4		168	15.6		7.0
Revenue Unknown	0	0.0		0	0.0		1.2
Total	26	100.0		1,078	100.0		100.0
By Loan Size							
\$100,000 or Less	24	92.3	92.9	811	75.2	40.6	
\$100,001 - \$250,000	2	7.7	4.9	268	24.9	26.0	
\$250,001 - \$1 Million	0	0.0	2.2	0	0.0	33.3	
Total	26	100.0	100.0	1,078	100.0	100.0	
By Loan Size and Revenues \$1 Million or Less							
\$100,000 or Less	20	90.9		643	70.6		
\$100,001 - \$250,000	2	9.1		268	29.4		
\$250,001 - \$1 Million	0	0.0		0	0.0		
Total	22	100.0		911	100.0		
Source: 2024 FFIEC Census Data 2024 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey							
Note: Percentages may not total 100.0 percent due to rounding.							

In 2024, CMB's lending to businesses with annual revenues of \$1 million or less (84.6%) was similar to the percentage of area businesses having revenues of \$1 million or less (91.8%) and significantly exceeded the aggregate lenders' percentage of such lending (61.4%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding \$1 million per year or revenues were unknown. With respect to the distribution by loan amount, 92.3% of the bank's small business loans were in amounts of \$100,00 or less compared to 92.9% of such lending by the aggregate reporters.

Geographic Distribution of Loans

The bank's geographic distribution performance is considered excellent overall. From a product-level perspective, both CMB's geographic distribution of HMDA lending and small business lending are considered excellent. As previously mentioned, there are no low-income census tracts within this assessment area.

No significant unexplained gaps in lending were noted that impacted conclusions about the bank's performance in the area.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered excellent overall. From a loan category perspective, performance of the bank's home purchase lending and refinance lending are each considered excellent. Performance for the home improvement and multi-family loan categories were not evaluated based on the relatively limited volume of such lending in this assessment area.

Distribution of 2023 and 2024 Home Mortgage Lending By Income Level of Geography													
Assessment Area: Garrett County, MD NonMSA													
Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2023						2024						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	%	%	\$(000)	%	%	#	%	%	\$(000)	%	%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	4	211	110	1594	24.9	5.7	3	15.7	9.0	507	5.9	4.5	17.9
Middle	11	57.9	82.4	3,559	55.6	88.7	14	77.8	86.2	7,950	93.3	914	75.3
Upper	4	211	6.4	1243	19.4	5.3	1	5.6	4.9	65	0.8	4.2	6.8
Unknown	0	0.0	0.2	0	0.0	0.3	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	1	5.3	0.0	550	8.6	0.0	0	0.0	0.0	0	0.0	0.0	
Total	19	100.0	100.0	6,396	100.0	100.0	18	100.0	100.0	8,522	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	3	50.0	20.8	495	45.6	15.4	1	33.3	14.5	130	48.1	10.0	17.9
Middle	3	50.0	72.1	590	54.4	77.8	1	33.3	78.0	70	25.9	85.8	75.3
Upper	0	0.0	7.1	0	0.0	6.8	1	33.3	7.5	70	25.9	4.2	6.8
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	6	100.0	100.0	1085	100.0	100.0	3	100.0	100.0	270	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	12.1	0	0.0	7.8	0	0.0	15.2	0	0.0	3.4	17.9
Middle	0	0.0	87.9	0	0.0	92.2	0	0.0	78.8	0	0.0	93.3	75.3
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	6.1	0	0.0	3.3	6.8
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	100.0	0	0.0	100.0	23.4
Middle	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	76.6
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	0.0	0	0.0	0.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	7	25.9	12.9	2,089	26.5	7.0	5	21.7	10.8	686	7.3	5.6	17.9
Middle	16	59.3	80.7	4,565	57.8	87.3	16	69.6	83.2	8,521	91.2	90.3	75.3
Upper	4	14.8	6.2	1,243	15.7	5.4	2	8.7	5.8	135	1.4	4.2	6.8
Unknown	0	0.0	0.1	0	0.0	0.2	0	0.0	0.1	0	0.0	0.0	0.0
Tract-Unk	1	3.7	0.0	550	7.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	27	100.0	100.0	7,897	100.0	100.0	23	100.0	100.0	9,342	100.0	100.0	100.0
Source: 2024 FFIEC Census Data													
2016-2020 U.S. Census Bureau: American Community Survey													
Note: Percentages may not total 100.0 percent due to rounding.													

Home Purchase

The bank's home purchase geographic distribution loan performance is considered excellent.

During 2023, the bank's level of home purchase lending in the sole moderate-income census tract (21.1%) exceeded the percentage of owner-occupied housing units (17.9%) and substantially exceeded the aggregate reporters' level of lending (11%) in the tract. Overall, the bank's level of lending during 2023 is considered excellent, and in 2024 lending is substantially similar.

Refinance

Overall, the bank's refinance geographic distribution loan performance is considered excellent.

During 2023, the bank's percentage of home purchase lending in the moderate-income census tract (50%) significantly exceeded both the percentage of owner-occupied housing units (17.9%) and the aggregate reporters' level of lending (20.8%) in the moderate-income tract. The bank's level of lending during 2023 is considered excellent, and in 2024 the performance was substantially similar.

Small Business Lending

The geographic distribution performance of HMDA lending is considered excellent overall.

Distribution of 2024 Small Business Lending By Income Level of Geography							
Assessment Area: Garrett County, MD NonMSA							
Geographic Income Level	Bank And Aggregate Loans						Total Businesses %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	\$%	\$%	
Low	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	8	30.8	11.5	254	23.6	16.7	16.2
Middle	15	57.7	84.7	752	69.8	82.0	80.3
Upper	3	11.5	3.3	73	6.8	1.2	3.5
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.5	0	0.0	0.1	
Total	26	100.0	100.0	1,078	100.0	100.0	100.0
Source: 2024 FFIEC Census Data							
2024 Dun & Bradstreet Data							
2016-2020 U.S. Census Bureau: American Community Survey							
Note: Percentages may not total 100.0 percent due to rounding.							

In 2024, the bank's small business lending in the moderate-income census tract (30.8%) significantly outpaced both the percentage of businesses located in the tract (16.2%) and the aggregate lending level (11.5%). This level of lending is considered excellent.

Community Development Loans, Investments, and Services

Overall, the bank demonstrated an adequate level of responsiveness to local community development needs through its lending, investment, and service activities that support area organizations and facilitate community development within the assessment area during the evaluation period.

Discussion with an individual knowledgeable of the local community and the review of performance evaluations of other financial institutions operating within the assessment area indicate that local community development opportunities are reasonably available within the assessment area. The bank faces no constraints in providing community development loans, investments, or services consistent with its capacity and available opportunities.

The following community development activities were provided within Maryland during the evaluation period.

- Qualified Investments – The bank holds a \$475,943 investment in Mountain State Capital, a SBIC focusing on funding small businesses within multiple states, including the State of Maryland.

The following community development activities were performed within the Garret County, MD NonMSA assessment area during the evaluation period.

- Qualified Donations – The bank made seven qualified community development donations totaling \$12,010
- Qualified Loans – Four Loans totaling \$1.3 million were made to qualifying businesses that promoted economic development and affordable housing for low- and moderate-income residents and businesses in the Garrett County community
- Qualified Services – The bank supported three local organizations which provide community development services within the community

CRA APPENDIX A
SCOPE OF EXAMINATION

ASSESSMENT AREA	TYPE OF EXAMINATION	BRANCHES VISITED³	Other Information
Morgantown, WV MSA AA	Full-Scope		
Garrett County, MD NonMSA AA	Full-Scope		
Harrison County, WV NonMSA AA	Limited-Scope		
Braxton County, WV NonMSA AA	Limited-Scope		

³ There is a statutory requirement that the written evaluation of a multistate institution's performance must list the individual branches examined in each state.

CRA APPENDIX B

SUMMARY OF STATE AND MULTISTATE MSA RATINGS

State or Multistate Metropolitan Area Name	Lending Test Rating	Community Development Test Rating	Overall Rating
West Virginia	Satisfactory	Outstanding	Satisfactory
Maryland	Outstanding	Satisfactory	Satisfactory

CRA APPENDIX C

Assessment Area Composition

Assessment Area Name	County	State	Census Tracts Included
Morgantown, WV MSA	Monongalia County	WV	All
	Preston County		
Harrison County, WV NonMSA	Harrison County	WV	All
Braxton County, WV NonMSA	Braxton County	WV	All
Garrett County, MD NonMSA	Garrett County	MD	All

CRA APPENDIX D

Loan, Branch, and Deposit Volume by Assessment Area

The following table includes the distribution of the bank's loan, branch, and deposit volume by assessment area. Loan volume includes all (loan types) considered in the evaluation. Branch information is current as of the evaluation date, while deposit data includes all bank deposits and is current as of June 30, 2024.

Assessment Area	HMDA/CRA Loan Volume				Branches		Deposit Volume	
	#	%	\$ 000s	%	#	%	\$000s	%
West Virginia Assessment Areas								
Morgantown, WV MSA	481	74.5%	\$113,540	76.0%	8	72.7%	\$490,371	85.0%
Harrison County, WV NonMSA	66	10.2%	\$13,439	9.0%	1	9.1%	\$37,070	4.8%
Braxton County, WV NonMSA	22	3.4%	\$3,646	2.4%	1	9.1%	\$6,087	0.7%
<i>West Virginia Subtotal</i>	<i>569</i>	<i>88.1%</i>	<i>\$130,625</i>	<i>87.4%</i>	<i>10</i>	<i>90.9%</i>	<i>\$533,528</i>	<i>90.5%</i>
Maryland Assessment Areas								
Garrett County, MD NonMSA	77	11.9%	\$18,867	12.6%	1	9.1%	\$78,612	9.7%
<i>Maryland Subtotal</i>	<i>77</i>	<i>11.9%</i>	<i>\$18,867</i>	<i>12.6%</i>	<i>1</i>	<i>9.1%</i>	<i>\$78,612</i>	<i>9.7%</i>
Total	646	100.0%	\$149,492	100.0%	11	100.0%	\$612,140	100.0%

CRA APPENDIX E

Limited-Scope Review Assessment Area Tables

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE HARRISON COUNTY, WV
 NONMSA ASSESSMENT AREA

This assessment area includes all of Harrison County, WV, which is located in the north-central region of West Virginia. The bank operates one branch and two ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2024 Harrison County, WV NonMSA AA Demographics									
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income		
	#	%	#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	2,492	14.5	
Moderate	2	8.0	1,291	7.5	194	15.0	2,457	14.2	
Middle	10	40.0	6,167	35.8	686	11.1	3,148	18.3	
Upper	13	52.0	9,787	56.8	693	7.1	9,148	53.0	
Unknown	0	0.0	0	0.0	0	0.0	0	0.0	
T total AA	25	100.0	17,245	100.0	1,573	9.1	17,245	100.0	
	Housing Units by Tract	Housing Type by Tract							
		Owner-occupied			Rental		Vacant		
		#	% by tract	% by unit	#	% by unit	#	% by unit	
Low	0	0	0.0	0.0	0	0.0	0	0.0	
Moderate	2,439	1,542	7.7	63.2	649	26.6	248	10.2	
Middle	12,357	7,051	35.1	57.1	3,226	26.1	2,080	16.8	
Upper	16,925	11,467	57.2	67.8	3,278	19.4	2,180	12.9	
Unknown	0	0	0.0	0.0	0	0.0	0	0.0	
T total AA	31,721	20,060	100.0	63.2	7,153	22.5	4,508	14.2	
	Total Businesses by Tract		Businesses by Tract & Revenue Size						
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
	#	%	#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0	
Moderate	81	4.2	76	4.5	5	2.4	0	0.0	
Middle	938	48.3	804	47.6	108	51.7	26	56.5	
Upper	924	47.6	808	47.9	96	45.9	20	43.5	
Unknown	0	0.0	0	0.0	0	0.0	0	0.0	
T total AA	1,943	100.0	1,688	100.0	209	100.0	46	100.0	
Percentage of Total Businesses:					86.9		10.8		
	Total Farms by Tract		Farms by Tract & Revenue Size						
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
	#	%	#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0	
Moderate	0	0.0	0	0.0	0	0.0	0	0.0	
Middle	7	22.6	7	22.6	0	0.0	0	0.0	
Upper	24	77.4	24	77.4	0	0.0	0	0.0	
Unknown	0	0.0	0	0.0	0	0.0	0	0.0	
T total AA	31	100.0	31	100.0	0	0.0	0	0.0	
Percentage of Total Farms:					0.0				
Source: 2024 FFIEC Census Data 2024 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.									

PERFORMANCE TEST DATA

Lending Test

CRA Borrower Tables

HMDA Tables

Distribution of 2023 and 2024 Home Mortgage Lending By Borrower Income Level													
Assessment Area: Harrison County, WV NonMSA													
Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2023						2024						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	\$%	\$%	#	#%	#%	\$(000)	\$%	\$%	
Home Purchase Loans													
Low	1	6.7	4.6	55	12	18	0	0.0	3.5	0	0.0	15	14.5
Moderate	0	0.0	15.4	0	0.0	8.4	3	17.6	15.3	423	12.2	9.0	14.2
Middle	2	13.3	22.4	305	6.4	18.0	2	11.8	22.8	227	6.6	17.6	18.3
Upper	8	53.3	39.7	3,683	77.5	53.7	7	41.2	39.6	2,216	64.0	51.0	53.0
Unknown	4	26.7	17.9	709	14.9	18.1	5	29.4	18.8	599	17.3	20.9	0.0
Total	15	100.0	100.0	4,752	100.0	100.0	17	100.0	100.0	3,465	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	7.2	0	0.0	4.8	0	0.0	6.0	0	0.0	3.2	14.5
Moderate	0	0.0	13.9	0	0.0	10.2	0	0.0	11.6	0	0.0	8.8	14.2
Middle	0	0.0	22.8	0	0.0	19.3	1	33.3	18.0	93	21.5	18.0	18.3
Upper	2	100.0	50.0	232	100.0	55.8	0	0.0	35.6	0	0.0	40.2	53.0
Unknown	0	0.0	6.1	0	0.0	9.8	2	66.7	28.8	339	78.5	29.9	0.0
Total	2	100.0	100.0	232	100.0	100.0	3	100.0	100.0	432	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	2.0	0	0.0	0.8	0	0.0	3.0	0	0.0	2.7	14.5
Moderate	0	0.0	7.8	0	0.0	5.5	0	0.0	14.9	0	0.0	10.5	14.2
Middle	0	0.0	23.5	0	0.0	18.2	0	0.0	16.4	0	0.0	13.7	18.3
Upper	0	0.0	63.7	0	0.0	74.1	0	0.0	64.2	0	0.0	69.4	53.0
Unknown	0	0.0	2.9	0	0.0	15	0	0.0	15	0	0.0	3.7	0.0
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													
Low	1	5.6	4.9	55	11	2.3	0	0.0	3.8	0	0.0	18	14.5
Moderate	0	0.0	14.1	0	0.0	8.5	3	14.3	14.3	423	10.5	9.2	14.2
Middle	2	11.1	22.4	305	6.0	18.1	3	14.3	21.4	320	8.0	17.6	18.3
Upper	11	61.1	45.2	3,993	78.9	55.6	8	38.1	42.1	2,344	58.2	50.5	53.0
Unknown	4	22.2	13.4	709	14.0	15.5	7	33.3	18.4	938	23.3	21.0	0.0
Total	18	100.0	100.0	5,062	100.0	100.0	21	100.0	100.0	4,025	100.0	100.0	100.0
Source: 2024 FFIEC Census Data													
2016-2020 U.S. Census Bureau: American Community Survey													
Note: Percentages may not total 100.0 percent due to rounding.													
Multifamily loans are not included in the borrower distribution analysis.													

Small Business Tables

Distribution of 2024 Small Business Lending By Revenue Size of Businesses							
Assessment Area: Harrison County, WV NonMSA							
	Bank And Aggregate Loans						Total Businesses %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	\$%	\$%	
By Revenue							
\$1 Million or Less	15	62.5	54.3	1,771	43.5	46.9	86.9
Over \$1 Million	9	37.5		2,301	56.5		10.8
Revenue Unknown	0	0.0		0	0.0		2.4
Total	24	100.0		4,072	100.0		100.0
By Loan Size							
\$100,000 or Less	14	58.3	92.9	640	15.7	43.8	
\$100,001 - \$250,000	6	25.0	5.2	1,149	28.2	26.1	
\$250,001 - \$1 Million	4	16.7	1.9	2,282	56.0	30.1	
Total	24	100.0	100.0	4,072	100.0	100.0	
By Loan Size and Revenues \$1 Million or Less							
\$100,000 or Less	11	73.3		391	22.1		
\$100,001 - \$250,000	2	13.3		300	16.9		
\$250,001 - \$1 Million	2	13.3		1,080	61.0		
Total	15	100.0		1,771	100.0		
Source: 2024 FFIEC Census Data 2024 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.							

CRA Geographic Tables

HMDA Tables

Distribution of 2023 and 2024 Home Mortgage Lending By Income Level of Geography													
Assessment Area: Harrison County, WV NonMSA													
Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2023						2024						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	%%	\$(000)	\$%	\$%	#	#%	%%	\$(000)	\$%	\$%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	1	6.7	9.6	55	12	5.4	0	0.0	6.6	0	0.0	4.2	7.7
Middle	2	13.3	26.5	2,200	46.3	22.8	5	29.4	28.8	701	20.2	21.7	35.1
Upper	12	80.0	63.9	2,497	52.5	71.9	12	70.6	64.6	2,764	79.8	74.1	57.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	15	100.0	100.0	4,752	100.0	100.0	17	100.0	100.0	3,465	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	9.4	0	0.0	8.7	0	0.0	10.3	0	0.0	7.8	7.7
Middle	0	0.0	31.1	0	0.0	26.6	0	0.0	31.3	0	0.0	26.4	35.1
Upper	2	100.0	59.4	232	100.0	64.7	3	100.0	58.4	432	100.0	65.9	57.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	2	100.0	100.0	232	100.0	100.0	3	100.0	100.0	432	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	9.8	0	0.0	7.0	0	0.0	6.0	0	0.0	5.9	7.7
Middle	0	0.0	32.4	0	0.0	31.8	0	0.0	29.9	0	0.0	27.4	35.1
Upper	0	0.0	57.8	0	0.0	61.3	0	0.0	64.2	0	0.0	66.7	57.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	6.5
Middle	1	100.0	50.0	104	100.0	2.8	1	50.0	33.3	96	54.5	56.9	35.1
Upper	0	0.0	50.0	0	0.0	97.2	1	50.0	66.7	80	45.5	43.1	58.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	104	100.0	100.0	2	100.0	100.0	176	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	1	5.3	8.9	55	11	5.4	0	0.0	6.9	0	0.0	3.8	7.7
Middle	3	15.8	28.3	2,304	44.6	22.7	7	30.4	29.9	925	22.0	29.5	35.1
Upper	15	78.9	62.8	2,807	54.3	71.9	16	69.6	63.2	3,276	78.0	66.7	57.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	19	100.0	100.0	5,166	100.0	100.0	23	100.0	100.0	4,201	100.0	100.0	100.0
Source: 2024 FFIEC Census Data													
2016-2020 U.S. Census Bureau: American Community Survey													
Note: Percentages may not total 100.0 percent due to rounding.													

Small Business Tables

Distribution of 2024 Small Business Lending By Income Level of Geography							
Assessment Area: Harrison County, WV NonMSA							
Geographic Income Level	Bank And Aggregate Loans						Total Businesses %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	\$%	\$%	
Low	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	3.5	0	0.0	2.0	4.2
Middle	10	41.7	38.3	1,326	32.6	42.8	48.3
Upper	14	58.3	57.0	2,746	67.4	55.0	47.6
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	1.2	0	0.0	0.2	
Total	24	100.0	100.0	4,072	100.0	100.0	100.0
Source: 2024 FFIEC Census Data							
2024 Dun & Bradstreet Data							
2016-2020 U.S. Census Bureau: American Community Survey							
Note: Percentages may not total 100.0 percent due to rounding.							

Community Development Test

The bank participated in the following community development activities within this assessment area during the evaluation period.

- Community Development Loans – One loan totaling \$11 million
- Qualified Donations – 15 donations totaling \$11,190
- Community Development Services – One employee served as a board member and provided financial expertise for one organization

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE BRAXTON COUNTY, WV NONMSA ASSESSMENT AREA

This assessment area includes all of Braxton County, WV, which is centrally located within the State of West Virginia. The bank operates one branch and one ATM in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2024 Braxton County, WV NonMSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	1,031	27.1
Moderate	1	33.3	1,152	30.3	145	12.6	687	18.0
Middle	2	66.7	2,656	69.7	461	17.4	697	18.3
Upper	0	0.0	0	0.0	0	0.0	1,393	36.6
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
T total AA	3	100.0	3,808	100.0	606	15.9	3,808	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	2,138	1,097	26.1	51.3	341	15.9	700	32.7
Middle	5,300	3,099	73.9	58.5	804	15.2	1,397	26.4
Upper	0	0	0.0	0.0	0	0.0	0	0.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
T total AA	7,438	4,196	100.0	56.4	1,145	15.4	2,097	28.2
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	148	36.8	134	37.6	9	26.5	5	41.7
Middle	254	63.2	222	62.4	25	73.5	7	58.3
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
T total AA	402	100.0	356	100.0	34	100.0	12	100.0
Percentage of Total Businesses:				88.6		8.5		3.0
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	2	22.2	2	22.2	0	0.0	0	0.0
Middle	7	77.8	7	77.8	0	0.0	0	0.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
T total AA	9	100.0	9	100.0	0	0.0	0	0.0
Percentage of Total Farms:				100.0		0.0		0.0
Source: 2024 FFIEC Census Data 2024 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

PERFORMANCE TEST DATA

Lending Test

CRA Borrower Tables

HMDA Tables

Distribution of 2023 and 2024 Home Mortgage Lending By Borrower Income Level													
Assessment Area: Braxton County, WV NonMSA													
Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2023						2024						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	##	\$(000)	##	##	#	#%	##	\$(000)	##	##	
Home Purchase Loans													
Low	1	25.0	12.3	19	2.3	5.1	0	0.0	8.2	0	0.0	4.2	27.1
Moderate	0	0.0	10.8	0	0.0	7.1	1	16.7	23.0	90	6.5	15.5	18.0
Middle	0	0.0	21.5	0	0.0	16.8	1	16.7	19.7	61	4.4	21.6	18.3
Upper	3	75.0	47.7	809	97.7	62.6	4	66.7	410	1239	89.1	50.5	36.6
Unknown	0	0.0	7.7	0	0.0	8.4	0	0.0	8.2	0	0.0	8.2	0.0
Total	4	100.0	100.0	828	100.0	100.0	6	100.0	100.0	1390	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	9.1	0	0.0	10.2	0	0.0	10.3	0	0.0	4.6	27.1
Moderate	1	20.0	27.3	46	6.8	13.7	0	0.0	17.2	0	0.0	14.2	18.0
Middle	0	0.0	15.2	0	0.0	16.8	0	0.0	17.2	0	0.0	11.9	18.3
Upper	4	80.0	42.4	633	93.2	46.8	2	100.0	55.2	454	100.0	69.3	36.6
Unknown	0	0.0	6.1	0	0.0	12.5	0	0.0	0.0	0	0.0	0.0	0.0
Total	5	100.0	100.0	679	100.0	100.0	2	100.0	100.0	454	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	11.8	0	0.0	5.3	0	0.0	11.1	0	0.0	3.8	27.1
Moderate	0	0.0	17.6	0	0.0	14.3	0	0.0	33.3	0	0.0	9.3	18.0
Middle	0	0.0	11.8	0	0.0	13.5	0	0.0	0.0	0	0.0	0.0	18.3
Upper	0	0.0	58.8	0	0.0	66.8	0	0.0	44.4	0	0.0	80.6	36.6
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	11.1	0	0.0	6.3	0.0
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													
Low	1	10.0	10.8	19	12	6.3	0	0.0	10.4	0	0.0	4.9	27.1
Moderate	1	10.0	17.7	46	3.0	10.0	1	12.5	20.8	90	4.9	14.3	18.0
Middle	1	10.0	18.5	50	3.2	16.7	1	12.5	18.9	61	3.3	18.3	18.3
Upper	7	70.0	47.7	1442	92.6	58.6	6	75.0	44.3	1693	91.8	56.4	36.6
Unknown	0	0.0	5.4	0	0.0	8.4	0	0.0	5.7	0	0.0	6.0	0.0
Total	10	100.0	100.0	1557	100.0	100.0	8	100.0	100.0	1844	100.0	100.0	100.0
Source: 2024 FFIEC Census Data													
2016-2020 U.S. Census Bureau: American Community Survey													
Note: Percentages may not total 100.0 percent due to rounding.													
Multifamily loans are not included in the borrower distribution analysis.													

Small Business Tables

Distribution of 2024 Small Business Lending By Revenue Size of Businesses							
Assessment Area: Braxton County, WV NonMSA							
	Bank And Aggregate Loans						Total Businesses %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	\$%	\$%	
By Revenue							
\$1 Million or Less	4	100.0	45.5	245	100.0	38.3	88.6
Over \$1 Million	0	0.0		0	0.0		8.5
Revenue Unknown	0	0.0		0	0.0		3.0
Total	4	100.0		245	100.0		100.0
By Loan Size							
\$100,000 or Less	4	100.0	95.5	245	100.0	44.5	
\$100,001 - \$250,000	0	0.0	1.8	0	0.0	6.6	
\$250,001 - \$1 Million	0	0.0	2.7	0	0.0	48.9	
Total	4	100.0	100.0	245	100.0	100.0	
By Loan Size and Revenues \$1 Million or Less							
\$100,000 or Less	4	100.0		245	100.0		
\$100,001 - \$250,000	0	0.0		0	0.0		
\$250,001 - \$1 Million	0	0.0		0	0.0		
Total	4	100.0		245	100.0		
Source: 2024 FFIEC Census Data 2024 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey							
Note: Percentages may not total 100.0 percent due to rounding.							

CRA Geographic Tables

HMDA Tables

Distribution of 2023 and 2024 Home Mortgage Lending By Income Level of Geography													
Assessment Area: Braxton County, WV NonMSA													
Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2023						2024						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	%	%	\$(000)	\$%	\$%	#	%	%	\$(000)	\$%	\$%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	29.2	0	0.0	26.8	0	0.0	311	0	0.0	26.0	26.1
Middle	4	100.0	70.8	828	100.0	73.2	6	100.0	68.9	1390	100.0	74.0	73.9
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	4	100.0	100.0	828	100.0	100.0	6	100.0	100.0	1390	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	24.2	0	0.0	18.4	1	50.0	37.9	94	20.7	37.8	26.1
Middle	5	100.0	75.8	679	100.0	81.6	1	50.0	62.1	360	79.3	62.2	73.9
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	5	100.0	100.0	679	100.0	100.0	2	100.0	100.0	454	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	23.5	0	0.0	29.2	0	0.0	22.2	0	0.0	9.5	26.1
Middle	0	0.0	76.5	0	0.0	70.8	0	0.0	77.8	0	0.0	90.5	73.9
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Multifamily Loans												Multi-family Units %	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	54.4
Middle	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	45.6
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	100.0
Total Home Mortgage Loans												Owner Occupied Units %	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	26.9	0	0.0	25.6	1	12.5	32.1	94	5.1	27.2	26.1
Middle	10	100.0	73.1	1557	100.0	74.4	7	87.5	67.9	1750	94.9	72.8	73.9
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	10	100.0	100.0	1557	100.0	100.0	8	100.0	100.0	1844	100.0	100.0	100.0
Source: 2024 FFIEC Census Data													
2016-2020 U.S. Census Bureau: American Community Survey													
Note: Percentages may not total 100.0 percent due to rounding.													

Small Business Tables

Distribution of 2024 Small Business Lending By Income Level of Geography							
Assessment Area: Braxton County, WV NonMSA							
Geographic Income Level	Bank And Aggregate Loans						Total Businesses %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	\$%	\$%	
Low	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	3	75.0	35.5	220	89.8	15.3	36.8
Middle	1	25.0	63.6	25	10.2	84.3	63.2
Upper	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.9	0	0.0	0.4	
Total	4	100.0	100.0	245	100.0	100.0	100.0
Source: 2024 FFIEC Census Data							
2024 Dun & Bradstreet Data							
2016-2020 U.S. Census Bureau: American Community Survey							
Note: Percentages may not total 100.0 percent due to rounding.							

Community Development Test

The bank participated in the following community development activities within this assessment area during the evaluation period.

- Community Development Loans – Two loans totaling \$325,000
- Qualified Donations – Two donations totaling \$1,445
- Community Development Services – one employee served as a board member for one community service organization

CRA APPENDIX F

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.

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

Community development: All Agencies have adopted the following language. Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies.

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

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

Consumer loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family, which is further classified into 'male householder' (a family with a male householder and no wife present) or 'female householder' (a family with a female householder and no husband present).

Full-scope review: Performance under the Lending and Community Development Tests is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (for example, 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 applications, the amount of loan requested, and the disposition of the application (for example, approved, denied, and withdrawn).

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

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited-scope review: Performance under the Lending and Community Development Tests is analyzed using only quantitative factors (for example, geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

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

Market share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

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

Middle-income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 percent and less than 120 percent, in the case of a geography.

Moderate-income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

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

Owner-occupied units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Qualified investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rated area: A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area.

Small loan(s) to business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) and the Thrift Financial Reporting (TFR) instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as "small business loans" if the loans are reported on the TFR as nonmortgage, commercial loans.

Small loan(s) to farm(s): A loan included in 'loans to small farms' as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, or are classified as loans to finance agricultural production and other loans to farmers.

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