

PUBLIC DISCLOSURE

October 20, 2025

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

**Commonwealth Cooperative Bank
Certificate Number: 29842**

1172 River Street
Hyde Park, Massachusetts 02136

Division of Banks
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Boston, Massachusetts 02110-2012

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 Division of Banks concerning the safety and soundness of this financial institution.

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This document is an evaluation of the CRA performance of **Commonwealth Cooperative Bank** (bank) prepared by the Massachusetts Division of Banks (Division), the institution's supervisory agency as of **October 20, 2025**. The Division rates the CRA performance of an institution consistent with the provisions set forth in Massachusetts Regulation 209 CMR 46.00.

INSTITUTION RATING

This document is an evaluation of the CRA performance of **Commonwealth Cooperative Bank** (bank) prepared by the Massachusetts Division of Banks (Division), the institution's supervisory agency as of **October 20, 2025**. The Division rates the CRA performance of an institution consistent with the provisions set forth in Massachusetts Regulation 209 CMR 46.00.

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

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities. The bank's performance under this test is summarized below:

- The loan-to-deposit (LTD) ratio is more than reasonable given the institution's size, financial condition, and assessment area credit needs.
- The bank made a majority of its home mortgage loans in the assessment area.
- The geographic distribution of loans reflects reasonable dispersion throughout the assessment area.
- The distribution of borrowers reflects reasonable penetration among individuals of different income levels (including low- and moderate-income).
- The institution did not receive any CRA-related complaints since the prior evaluation and its fair lending procedures are considered adequate.

SCOPE OF EVALUATION

General Information

The Community Reinvestment Act (CRA) requires the Massachusetts Division of Banks to use its authority when examining financial institutions subject to its supervision, to assess the institution's record of meeting the needs of its entire assessment area, consistent with safe and sound operation of the institution. Upon conclusion of such examination, the Division must prepare a written evaluation of the institution's record of meeting the credit needs of its assessment area.

This evaluation considered activity from the previous evaluation, dated September 20, 2021, to the current evaluation, dated October 20, 2025. Examiners used Interagency Small Institution CRA Examination Procedures to evaluate the bank's CRA performance. The following criteria were considered: Loan-to-Deposit Ratio, Assessment Area Concentration, Geographic Distribution, Borrower Profile, and Response to CRA-related Complaints and Fair Lending Procedures.

The evaluation references demographic and economic information from the 2020 American Community Survey (ACS) and 2024 D&B data. Financial data reflects the June 30, 2025, Report of Condition and Income (Call Report).

Activities Reviewed

Examiners determined that Commonwealth Cooperative Bank’s major product line is residential lending, representing 72.2 percent of the institution’s loan portfolio. Examiners consider the number and dollar volume of loans the bank originated during the evaluation period.

Examiners analyzed residential loans originated from January 1, 2023, through December 31, 2024. The bank originated 15 loans totaling \$8.2 million in 2023, and 14 loans totaling \$19.7 million in 2024. Commonwealth Cooperative Bank was not a HMDA reporter in 2023 or 2024 due to not meeting the loan origination threshold required to report relevant data. As such, examiners did not compare the bank’s residential lending to aggregate comparators and instead compared the institution’s lending performance to 2020 ACS demographic data.

Examiner analysis focused on the number of loans, rather than dollar volume, when assessing the institution’s performance, as it is a better indicator of the number of individuals served.

DESCRIPTION OF INSTITUTION

Background

Commonwealth Cooperative Bank, founded and state-chartered in 1886, is Boston’s oldest cooperative bank, servicing Boston and the surrounding communities through parts of Suffolk, Middlesex, and Norfolk counties.

The bank received a “Satisfactory” rating from the Massachusetts Division of Banks at its prior evaluation, dated September 20, 2021, using Interagency Small Institution Examination procedures.

Operations

Commonwealth Cooperative Bank maintains both its main office, located at 1172 River Street, Hyde Park, and one additional branch, located at 3815 Washington Street, Jamaica Plain. Lobby hours do not vary between branches and may be accessed from 9:00AM – 5:00PM, Monday to Friday. The main office additionally maintains a drive-up window, allowing the bank to extend its morning, evening, and weekend business hours. Since the prior evaluation, the bank has closed its Government Center branch, previously located at 25 Court Street, Boston, MA, an upper-income census tract.

The bank maintains two Automated Teller Machines (ATMs), located at the Jamaica Plain branch, where it may be accessed from 5:00AM – 10:00PM, 46 Fairview Avenue, Hyde Park, available for 24-hour service. Customers may conduct remote transactions through online, mobile, or telephone

banking options, or through the bank’s participation in the SUM Network, an ATM Network that allows cardholders to access their accounts and perform certain banking activities at several thousand participating ATMs.

Commonwealth Cooperative Bank offers a variety of deposit products, including both personal and business checking, savings, and money market accounts; passbook savings, club, and retirement accounts; and certificates of deposit. Available lending products include auto loans, personal installment or unsecured loans, home improvement loans, home equity lines of credit, and adjustable- or fixed-rate mortgages.

Ability and Capacity

As of June 30, 2025, assets totaled \$202 million and included total loans of approximately \$133 million and total securities of \$50 million. Deposits totaled approximately \$131 million. Since the prior evaluation, assets increased by \$2 million (0.9 percent), loans increased by \$4 million (3.0 percent), and securities increased by \$18 million (31.1 percent). The following table illustrates the bank’s loan portfolio.

Loan Portfolio Distribution as of 06/30/2025		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	2,612	2.0
Secured by Farmland	0	0.0
Secured by 1-4 Family Residential Properties	96,388	72.2
Secured by Multifamily (5 or more) Residential Properties	12,241	9.2
Secured by Nonfarm Nonresidential Properties	21,517	16.1
Total Real Estate Loans	132,758	99.5
Commercial and Industrial Loans	694	0.5
Agricultural Production and Other Loans to Farmers	0	0.0
Consumer Loans	105	0.1
Obligations of State and Political Subdivisions in the U.S.	0	0.0
Other Loans	0	0.0
Less: Unearned Income	88	0.1
Total Loans	133,469	100.0
<i>Source: Reports of Condition and Income</i>		

Examiners did not identify any financial, legal, or other impediments that would limit the bank’s ability to meet the credit needs of the assessment area.

DESCRIPTION OF ASSESSMENT AREA

Commonwealth Cooperative Bank has designated a single assessment area containing municipalities from the Boston, MA, Metropolitan Division (MD) and the Cambridge-Newton, MA MD. These two MDs are part of the greater Boston-Cambridge-Newton, MA-New Hampshire Multistate Metropolitan Statistical Area (MSA). The assessment area includes the Suffolk County municipalities of Boston,

Chelsea, Revere, and Winthrop; the Middlesex County municipalities of Arlington, Belmont, Cambridge, Lexington, Medford, Newton, Somerville, Waltham, Watertown, Winchester, and Woburn; and the Norfolk County municipalities of Brookline, Canton, Dedham, Milton, Needham, Norwood, Quincy, Wellesley, and Westwood. The assessment area has not changed since the prior evaluation.

Economic and Demographic Data

The 461 census tracts reflect the following income designation according to the 2020 American Community Survey (ACS) data:

- 54 low-income census tracts,
- 86 moderate-income census tracts,
- 119 middle-income census tracts,
- 169 upper-income census tracts,
- 33 census tracts with no income designation.

The following table illustrates demographic characteristics of the assessment area.

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	461	11.7	18.7	25.8	36.7	7.2
Population by Geography	1,769,418	11.8	19.8	28.0	38.1	2.3
Housing Units by Geography	733,964	11.2	20.1	28.0	38.6	2.1
Owner-Occupied Units by Geography	319,359	5.1	15.2	29.4	49.1	1.3
Occupied Rental Units by Geography	365,283	16.3	24.2	27.6	29.2	2.7
Vacant Units by Geography	49,322	13.3	20.6	22.6	40.6	2.9
Businesses by Geography	231,793	6.4	15.3	24.1	51.4	2.9
Farms by Geography	2,303	3.9	18.1	28.1	48.1	1.9
Family Distribution by Income Level	369,361	24.5	14.9	17.7	42.9	0.0
Household Distribution by Income Level	684,642	27.7	13.4	16.0	42.9	0.0
Median Family Income MSA - 14454 Boston, MA		\$112,607	Median Housing Value			\$649,055
Median Family Income MSA - 15764 Cambridge-Newton-Framingham, MA		\$121,481	Median Gross Rent			\$1,786
			Families Below Poverty Level			7.8%
<i>Source: 2020 ACS, 2024 D&B Data, and FFIEC Estimated Median Family Income;</i>						
<i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

As shown in the Demographic Information of the Assessment Area table, 43.5 percent of the 733,964 housing units are owner-occupied, and 49.8 percent are occupied rental units. Vacant units make up only 6.7 percent of the assessment area’s housing. These factors further limit the institution’s ability to originate home mortgage loans in low- and moderate-income census tracts in its assessment area.

Examiners used Federal Financial Institutions Examination Council (FFIEC)-updated median family income levels to analyze home mortgage loans under the Borrower Profile criterion. The following table presents the low-, moderate-, middle-, and upper-income categories, which are based on the 2023 and 2024 FFIEC-updated median family income categories.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
Boston, MA Median Family Income (14454)				
2023 (\$136,900)	<\$68,450	\$68,450 to <\$109,520	\$109,520 to <\$164,280	≥\$164,280
2024 (\$136,200)	<\$68,100	\$68,100 to <\$108,960	\$108,960 to <\$163,440	≥\$163,440
Cambridge-Newton-Framingham, MA Median Family Income (15764)				
2023 (\$146,200)	<\$73,100	\$73,100 to <\$116,960	\$116,960 to <\$175,440	≥\$175,440
2024 (\$146,600)	<\$73,300	\$73,300 to <\$117,280	\$117,280 to <\$175,920	≥\$175,920
<i>Source: FFIEC</i>				

The assessment area’s median housing value is high at \$649,055. Vacant housing is most available in upper-income census tracts, where the purchase price of housing is likely to exceed the median housing value. Low- and moderate-income individuals represent 39.4 percent of the assessment area’s population, and approximately 7.8 percent live below the poverty level, representing a subset of low-income families. Low-income borrowers, making less than \$73,300, would likely experience significant difficulty qualifying for a home mortgage loan under conventional underwriting standards.

Competition

The bank’s assessment area is a highly competitive lending market. In 2024, there were a total of 516 depository and non-depository lenders in the assessment area that originated or purchased a total of 37,868 home mortgage loans. The top five ranked lenders in the bank’s assessment area included Citizen’s Bank, Guaranteed Rate, Leader Bank, Bank of America, and Rockland Trust, accounting for 27.6 percent of the available market.

Community Contact

As part of the evaluation process, examiners contact third parties that are active in the assessment area to assist in identifying credit and community development needs. This information assists examiners in determining whether local financial institutions are responsive to these needs. It also shows available credit and community development opportunities.

Examiners contacted a representative of a community development corporation working to increase access to affordable housing, economic opportunities, and equity for low- and moderate-income individuals and families living in the Greater Boston area. The contact discussed the increasing difficulty in developing new affordable housing and emphasized that low- and moderate-income borrowers struggle to afford the high costs associated with home purchases. The contact further discussed that most affordable housing opportunities are often one- or two-unit condominiums and family-oriented housing was in especially short supply. The contact stated that potential borrowers would benefit from down

payment assistance grants, first-time home buyer education, and financial literacy programs that prepare borrowers for home ownership.

Credit Needs

Examiners considered economic and demographic data and information provided by the community contact and the bank to determine the assessment area’s primary credit and community development needs. Examiners determined that affordable housing and financial education represent the primary community development needs of the assessment area. Limited land and development opportunities, rising housing costs, and limited supply make affordable housing a major concern.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

Commonwealth Cooperative Bank’s overall Lending Test performance is rated Satisfactory. The sections below discuss the bank’s performance under each criterion.

Loan-to-Deposit Ratio

The loan-to-deposit ratio is more than reasonable given the institution’s size, financial condition, and assessment area credit needs. The bank’s LTD ratio, calculated from Call Report data, averaged 93.1 percent over the past 16 calendar quarters from September 30, 2021, to June 30, 2025. The ratio ranged from a low of 76.7 percent, as of March 31, 2022, to a high of 102.0 percent as of June 30, 2024. Commonwealth Cooperative Bank’s LTD ratio compared favorably to similarly situated institutions. Examiners selected institutions based on asset size, geographic location, and lending focus.

Loan-to-Deposit (LTD) Ratio Comparison		
Bank	Total Assets as of 06/30/2025 (\$000s)	Average Net LTD Ratio (%)
Commonwealth Cooperative Bank	202,138	93.1
Stoughton Cooperative Bank	131,415	87.9
Canton Cooperative Bank	160,891	67.0
Wrentham Cooperative Bank	182,708	65.0

Source: Reports of Condition and Income 09/30/2021 - 06/30/2025

Assessment Area Concentration

The bank originated a majority of home mortgage loans within the assessment area, by both number and dollar amount. The following table illustrates the bank's lending inside and outside the assessment area.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollars Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage										
2023	10	66.7	5	33.3	15	5,488	66.8	2,732	33.2	8,220
2024	10	71.4	4	28.6	14	18,288	92.7	1,443	7.3	19,730
Total	20	69.0	9	31.0	29	23,776	85.1	4,175	14.9	27,950
<i>Source: Internal Bank Data</i>										

Geographic Distribution

The distribution of home mortgage loans reflects reasonable dispersion throughout the assessment area. Examiners focused on activity within low- and moderate-income census tracts.

While the bank made no loans to low-income census tracts in either 2023 or 2024, examiners note that the percentage of owner-occupied housing units is low at only 5.1 percent, indicating a shortage of available housing units in those geographies. In moderate-income census tracts, the bank originated two loans, or 20.0 percent of home mortgage loans, above that of the demographic comparator. In 2024, performance declined to one loan, or 10.0 percent.

The bank maintains two branches, each located within a low-or moderate-income census tract, the Jamaica Plain branch is partially surrounded by a college campus, cemetery, and golf course, suggesting reduced accessibility within those areas and limiting lending opportunities to low-and moderate-income census tracts within the assessment area.

The following table illustrates the bank's lending in census tracts of different income levels in the assessment area as compared to demographic data.

Geographic Distribution of Home Mortgage Loans					
Tract Income Level	% of Owner-Occupied Housing Units	#	%	\$(000s)	%
Low					
2023	5.1	0	0.0	0	0.0
2024	5.1	0	0.0	0	0.0
Moderate					
2023	15.2	2	20.0	824	15.0
2024	15.2	1	10.0	640	3.5
Middle					
2023	29.4	3	30.0	1,584	28.9
2024	29.4	6	60.0	13,263	72.5
Upper					
2023	49.1	5	50.0	3,080	56.1
2024	49.1	3	30.0	4,385	24.0
Not Available					
2023	1.3	0	0.0	0	0.0
2024	1.3	0	0.0	0	0.0
Total					
2023	100.0	10	100.0	5,488	100.0
2024	100.0	10	100.0	18,288	100.0

Source: 2020 ACS; Bank Data

Borrower Profile

The distribution of home mortgage loans reflects reasonable penetration to individuals of different income levels. Examiners focused on the bank's lending activity to low- and moderate-income borrowers.

The bank did not originate any loans to low-income borrowers in 2023 or 2024. Similarly, the bank did not originate any loans to moderate-income borrowers in 2023. In 2024, one loan, or 10.0 percent was originated to a moderate-income borrower. Commonwealth Cooperative Bank's performance was mainly affected by its loan volume, as just one additional loan would have improved the bank's performance to be above that of the demographic comparator.

The following table illustrates the bank's lending to borrowers of different income levels in the assessment area as compared to demographic data.

Distribution of Home Mortgage Loans by Borrower Income Level					
Borrower Income Level	% of Families	#	%	\$(000s)	%
Low					
2023	24.5	0	0.0	0	0.0
2024	24.5	0	0.0	0	0.0
Moderate					
2023	14.9	0	0.0	0	0.0
2024	14.9	1	10.0	475	2.6
Middle					
2023	17.7	1	10.0	150	2.7
2024	17.7	1	10.0	50	0.3
Upper					
2023	42.9	7	70.0	3,938	71.8
2024	42.9	2	20.0	1,220	6.7
Not Available					
2023	0.0	2	20.0	1,400	25.5
2024	0.0	6	60.0	16,543	90.5
Total					
2023	100.0	10	100.0	5,488	100.0
2024	100.0	10	100.0	18,288	100.0

Source: 2020 ACS; Bank Data

Response to Complaints

The bank did not receive any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the Lending Test rating.

Discriminatory or Other Illegal Credit Practices

The Division provides comments regarding the institution's fair lending policies and procedures pursuant to Regulatory Bulletin 1.3-106. Based on Federal Financial Institutions Examination Council (FFIEC) Interagency Fair Lending Examination Procedures, examiners found no evidence of fair lending violations. Additionally, examiners note that a majority of the Commonwealth Cooperative Bank's staff are bilingual, allowing the bank to better service Spanish- and Portuguese-speaking customers. No violations of anti-discrimination laws and regulations were identified.

SMALL BANK PERFORMANCE CRITERIA

Lending Test

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The geographic distribution of the bank's loans;
- 4) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

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

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

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

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

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

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

Metropolitan Division (MD): A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary

counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

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

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

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

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

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

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

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

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

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

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

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

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

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

PERFORMANCE EVALUATION DISCLOSURE GUIDE

Massachusetts General Laws Chapter 167, Section 14, as amended, require all financial institution to take the following actions within 30 business days of receipt of the CRA evaluation of their institution:

- 1) Make its most current CRA performance evaluation available to the public;
- 2) At a minimum, place the evaluation in the institution's CRA public file located at the head office and at a designated office in each assessment area;
- 3) Add the following language to the institution's required CRA public notice that is posted in each depository facility:

"You may obtain the public section of our most recent CRA Performance Evaluation, which was prepared by the Massachusetts Division of Banks, at (1172 River Street, Hyde Park, Massachusetts 02136)."

- 4) Provide a copy of its current evaluation to the public, upon request. In connection with this, the institution is authorized to charge a fee which does not exceed the cost of reproduction and mailing (if applicable).

The format and content of the institution's evaluation, as prepared by its supervisory agencies, may not be altered or abridged in any manner. The institution is encouraged to include its response to the evaluation in its CRA public file.