

Community
Reinvestment
Act
Public File

United Republic Bank

April 1, 2024

3/31/2024

At this time, no relevant comments from the public have been received.

One Public File Service Statement was received from the Nebraska Lawyers Trust Account Foundation (NLTAFF).



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December 01, 2023

Mr. Chris Wiedenfeld
United Republic Bank
111 N 181st St
Elkhorn, NE 68022

Dear Mr. Wiedenfeld,

The Nebraska Lawyers Trust Account Foundation (NLTA F) would like to present you with a Public Service Statement for your CRA file. The participation of United Republic Bank in the Interest on Lawyers Trust Account (IOLTA) Program is sincerely appreciated. IOLTA is an indirect "community service" that provides legal assistance to indigent people. One sixth of Nebraska's population meets the federal poverty guidelines and thus are eligible for these services. Your partnership helps meet this growing need for accessible legal services for Nebraska's vulnerable population.

United Republic Bank's community service exemplifies your commitment to the public. Again, thank you for your participation in this worthwhile program that helps our fellow Nebraskans. You may wish to visit the NLTA F website www.nltaf.org for additional information about the IOLTA program.

Cordially,

J.D. Sabott



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INTEREST ON LAWYERS TRUST ACCOUNTS PUBLIC SERVICE STATEMENT

United Republic Bank participates in the Interest on Lawyers Trust Account (IOLTA) Program. Established in 1984 by the Nebraska Supreme Court, the IOLTA Program is administered by the Nebraska Lawyers Trust Account Foundation. The purpose of the Program is to provide funding for legal services to Nebraska's low-income citizens.

The attorney trust accounts are interest-bearing, and the interest generated is paid to the Foundation. This financially assists in providing the necessary legal services to the poor and vulnerable.

Semi-annual disbursements from the IOLTA fund are awarded to Legal Aid of Nebraska. The disbursements given since 1984 total \$6,766,500. Through this added financial support, Legal Aid has been able to assist, advise, and represent a vast number of indigent Nebraskans statewide on a variety of issues. There are almost 200,000 low-income people in Nebraska who are eligible to receive free legal services.

The availability of these free legal services to low-income people is often directly related to their ability to obtain credit and/or maintain housing. In addition, the funds are used for unemployment matters, wills, landlord/tenant relations, elder law, consumer issues, education issues, as well as family and juvenile law.

The benefits generated by the IOLTA Program are the results of the combined effort of the legal profession and the banking industry working together to help Nebraska's poor. United Republic Bank's commitment to this program is to be commended. Thank you for your participation in this valuable Program!

Cordially,

J.D. Sabott

PUBLIC DISCLOSURE

July 24, 2023

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

United Republic Bank
Certificate Number: 58359

111 North 181st Street
Elkhorn, Nebraska 68022

Federal Deposit Insurance Corporation
Division of Depositor and Consumer Protection
Kansas City Regional Office

1100 Walnut Street, Suite 2100
Kansas City, Missouri 64106

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

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INSTITUTION RATING

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

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

The following points summarize the bank's performance.

- The loan-to-deposit ratio is more than reasonable given the institution's size, financial condition, and assessment area credit needs.
- Overall, a majority of the small business and home mortgage loans reviewed were inside the assessment area.
- The geographic distribution of loans reflects reasonable dispersion throughout the assessment area.
- The distribution of borrowers reflects reasonable penetration among businesses of different sizes and individuals of different income levels.
- The bank did not receive any complaints related to its Community Reinvestment Act (CRA) performance since the previous evaluation; therefore, this factor did not affect the rating.

DESCRIPTION OF INSTITUTION

United Republic Bank is headquartered in Elkhorn, Nebraska, where it operates a sole office, and is wholly-owned by Republic Corporation, Elkhorn, Nebraska. The bank received a Satisfactory rating at its previous FDIC Performance Evaluation, dated July 31, 2017, using Interagency Small Institution Examination Procedures.

The bank offers a variety of loan products, including commercial, construction and land development, agricultural, home mortgage, and consumer loans. Commercial loans continue to be the bank's primary lending focus. The bank also provides a variety of deposit services including checking, savings, money market deposit accounts, and certificates of deposit. Alternative banking services include internet and mobile banking, electronic bill pay, and ATMs.

As of March 31, 2023, United Republic Bank reported total assets of \$171.9 million, total loans of \$134.0 million, and total deposits of \$142.0 million. The following table illustrates the loan portfolio distribution.

| Loan Portfolio Distribution as of 3/31/2023 | | |
|---|-----------------|--------------|
| Loan Category | \$(000s) | % |
| Construction, Land Development, and Other Land Loans | 35,359 | 26.4 |
| Secured by Farmland | 455 | 0.3 |
| Secured by 1-4 Family Residential Properties | 22,030 | 16.4 |
| Secured by Multifamily (5 or more) Residential Properties | 5,187 | 3.9 |
| Secured by Nonfarm Nonresidential Properties | 57,067 | 42.6 |
| Total Real Estate Loans | 120,098 | 89.6 |
| Commercial and Industrial Loans | 14,125 | 10.5 |
| Agricultural Production and Other Loans to Farmers | 0 | 0.0 |
| Consumer Loans | 202 | 0.1 |
| Obligations of State and Political Subdivisions in the U.S. | 0 | 0.0 |
| Other Loans | 1 | 0.1 |
| Lease Financing Receivable (net of unearned income) | 0 | 0.0 |
| Less: Unearned Income | 381 | 0.3 |
| Total Loans | 134,045 | 100.0 |
| <i>Source: Reports of Condition and Income</i> | | |

Examiners did not identify any impediments that affect the bank's ability to meet assessment area credit needs.

DESCRIPTION OF ASSESSMENT AREA

The CRA requires each financial institution to define one or more assessment areas within which its performance will be evaluated. United Republic Bank designated a single assessment area. No changes have occurred to the bank's assessment area since the previous evaluation.

The assessment area is comprised of the western two-thirds of Douglas County, Nebraska, which is part of the Omaha-Council Bluffs Metropolitan Statistical Area. The area includes 93 census tracts, which are categorized as follows: 11 moderate income, 40 middle income, and 42 upper income.

Economic and Demographic Data

The following table illustrates select 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) | 93 | 0.0 | 11.8 | 43.0 | 45.2 | 0.0 |
| Population by Geography | 356,023 | 0.0 | 9.1 | 41.9 | 49.0 | 0.0 |
| Housing Units by Geography | 141,791 | 0.0 | 10.9 | 45.2 | 43.9 | 0.0 |
| Owner-Occupied Units by Geography | 92,750 | 0.0 | 6.0 | 42.4 | 51.6 | 0.0 |
| Occupied Rental Units by Geography | 41,829 | 0.0 | 21.3 | 50.1 | 28.5 | 0.0 |
| Vacant Units by Geography | 7,212 | 0.0 | 13.4 | 52.6 | 34.0 | 0.0 |
| Businesses by Geography | 38,776 | 0.0 | 9.0 | 41.9 | 49.0 | 0.0 |
| Farms by Geography | 1,176 | 0.0 | 6.5 | 41.6 | 51.9 | 0.0 |
| Family Distribution by Income Level | 89,441 | 12.3 | 16.1 | 22.8 | 48.8 | 0.0 |
| Household Distribution by Income Level | 134,579 | 16.7 | 15.3 | 18.5 | 49.5 | 0.0 |
| Median Family Income MSA - 36540 Omaha-Council Bluffs, NE-IA MSA | | \$87,733 | Median Housing Value | | | \$225,354 |
| | | | Median Gross Rent | | | \$1,019 |
| | | | Families Below Poverty Level | | | 3.5% |
| <i>Source: 2020 U.S. Census and 2022 D&B Data Due to rounding, totals may not equal 100.0% (*) The NA category consists of geographies that have not been assigned an income classification.</i> | | | | | | |

The assessment area is urban and located in a large metropolitan area. Data from the 2020 U.S. Census reveals the assessment area population increased by 11.7 percent since the 2015 American Community Survey (ACS), while the total number of housing units increased by 7.0 percent.

The assessment area supports a diverse makeup of industries with service industries representing the largest segment of the business sector at 36.9 percent. The majority of businesses are small with 91.0 percent operating from a single location and 60.4 percent employing less than five employees according to 2022 D&B data. However, there are ample employment opportunities available with many large corporations that operate in the Omaha area, such as hospitals and insurance companies.

Employment opportunities remain prevalent within or near the assessment area and account for the historically low unemployment levels during the vast majority of the evaluation period. In early 2020, the COVID-19 pandemic began to spread across the nation resulting in numerous business closings. As a result, unemployment increased throughout the assessment area, but has since declined to more normalized levels, which has helped stabilize the economy.

Data from the U.S. Bureau of Labor and Statistics reveals that unemployment levels for Douglas County remain low at 2.3 percent as of May 2023, which is comparable to the state of Nebraska at 2.1 percent.

Competition

The assessment area is highly competitive for financial products and services. Per 2022 FDIC Deposit Market Share data, 50 financial institutions operate 125 offices in the assessment area. Of these institutions, United Republic Bank ranked 25th with a deposit market share of 0.7 percent.

Significant home mortgage loan competition exists as well, with 327 lenders reporting 25,103 home mortgage loans in the assessment area in 2021. The assessment area also contains high demand and competition for small business loans. Aggregate CRA data for 2021 showed 121 lenders reporting 13,395 small business loans in Douglas County.

Community Contact

As part of the evaluation process, examiners contact third parties active in the assessment area to assist in identifying the area's credit needs. This information helps determine whether local financial institutions are responsive to those needs. It also shows what credit opportunities are available.

Examiners contacted a representative of an economic development organization familiar with the area's development needs and initiatives. The contact noted that the local economy was relatively strong and had returned to the low unemployment levels experienced prior to the pandemic. The contact identified business and home mortgage lending as the area's greatest credit needs. Finally, the contact indicated that financial institutions have been responsive and meet the area's credit needs.

Credit Needs

Considering information from the community contact, bank management, and demographic and economic data, examiners determined that small business and home mortgage loans represent the primary credit needs for the assessment area.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the prior evaluation dated July 31, 2017, to the current evaluation dated July 24, 2023. Examiners used the Interagency Small Institution Examination Procedures, which includes a Lending Test, to evaluate United Republic Bank's CRA performance. Refer to the Appendices later in the evaluation for a description of the criteria used to evaluate the bank's performance under the Lending Test.

Activities Reviewed

Examiners determined the bank's major products are commercial and home mortgage loans. This conclusion considered the bank's business strategy, local area credit needs, and the number and dollar volume of loans originated during the evaluation period. Therefore, examiners reviewed

small business and home mortgage loans to complete the Lending Test. Small farm and consumer loans were excluded from the review due to the limited number of farms in the assessment area and because neither loan type represents a primary product category. Further, bank records indicated that the lending focus and product mix remained consistent throughout the evaluation period. Examiners selected loans originated in calendar year 2022 to review the bank's performance, as this time period was representative of the bank's lending activities during the evaluation period.

Examiners reviewed all small business and home mortgage loans originated in 2022 to analyze Assessment Area Concentration. Examiners then reviewed loans that were extended to businesses or individuals located inside the assessment area to analyze Geographic Distribution and Borrower Profile. For comparison purposes, 2022 D&B data was used for small business lending and 2020 U.S. Census data was used for home mortgage lending. Examiners placed more weight on the bank's small business lending performance throughout the evaluation because it represents the bank's primary lending focus. The following table depicts the loans reviewed during this evaluation.

| Loan Products Reviewed | | | | |
|--------------------------|-------------------------------|----------|--|----------|
| Loan Category | Assessment Area Concentration | | Geographic Distribution & Borrower Profile | |
| | # | \$(000s) | # | \$(000s) |
| Small Business | 23 | 6,828 | 12 | 3,402 |
| Home Mortgage | 54 | 9,920 | 27 | 5,825 |
| <i>Source: Bank Data</i> | | | | |

While examiners reviewed both the number and dollar volume of loans and presented both figures throughout the evaluation, they emphasized performance by number of loans when conducting the Geographic Distribution and Borrower Profile analyses. This is because the number of loans is a better indicator of businesses and individuals served.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

United Republic Bank demonstrated reasonable performance under the Lending Test. The bank's Loan-to-Deposit Ratio, Assessment Area Concentration, Geographic Distribution, and Borrower Profile performance support this conclusion.

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 loan-to-deposit ratio, calculated from Consolidated Reports of Condition and Income (Call Report) data, averaged 93.2 percent over the past 23 quarters from September 30, 2017, to March 31, 2023.

Examiners compared United Republic Bank’s average net loan-to-deposit ratio to four comparable institutions. These comparable institutions were selected based on their asset size, geographic location, and lending focus. United Republic Bank’s average net loan-to-deposit ratio is higher than all of the comparable institutions except one, as shown in the following table.

| Loan-to-Deposit Ratio Comparison | | |
|---|---------------------------------------|---------------------------------------|
| Bank | Total Assets as of 3/31/2023 \$(000s) | Average Net Loan-to-Deposit Ratio (%) |
| United Republic Bank, Elkhorn, Nebraska | 171,933 | 93.2 |
| I3 Bank, Bennington, Nebraska | 194,319 | 83.1 |
| American Interstate Bank, Elkhorn, Nebraska | 122,646 | 90.7 |
| Premier Bank, Omaha, Nebraska | 334,317 | 83.9 |
| Foundation One Bank, Waterloo, Nebraska | 164,156 | 106.1 |
| <i>Source: Reports of Condition and Income 9/30/17 to 3/31/23</i> | | |

Assessment Area Concentration

Overall, the bank made a majority of its loans, by number and dollar volume, within the assessment area. While a large number of loans were outside the assessment area, the majority of these loans were made within Douglas County. The following table provides details.

| Lending Inside and Outside of the Assessment Area | | | | | | | | | | |
|---|-----------------|-------------|-----------|-------------|-----------|---------------------------------|-------------|--------------|-------------|----------------|
| Loan Category | Number of Loans | | | | Total # | Dollar Amount of Loans \$(000s) | | | | Total \$(000s) |
| | Inside | | Outside | | | Inside | | Outside | | |
| | # | % | # | % | | \$ | % | \$ | % | |
| Home Mortgage | 27 | 50.0 | 27 | 50.0 | 54 | 5,825 | 58.7 | 4,095 | 41.3 | 9,920 |
| Small Business | 12 | 52.2 | 11 | 47.8 | 23 | 3,402 | 49.8 | 3,426 | 50.2 | 6,828 |
| Total | 39 | 50.6 | 38 | 49.4 | 77 | 9,227 | 55.1 | 7,521 | 44.9 | 16,748 |
| <i>Source: Bank Data. Due to rounding, totals may not equal 100.0%.</i> | | | | | | | | | | |

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the assessment area. Reasonable small business and home mortgage lending performance supports this conclusion.

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion throughout the assessment area. Lending in the moderate-income census tracts, by number, compares closely to demographic composition of the assessment area. The following table provides details.

| Geographic Distribution of Small Business Loans | | | | | |
|--|------------------------|-----------|--------------|-----------------|--------------|
| Tract Income Level | % of Businesses | # | % | \$(000s) | % |
| Low | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Moderate | 9.0 | 1 | 8.3 | 50 | 1.5 |
| Middle | 41.9 | 2 | 16.7 | 172 | 5.1 |
| Upper | 49.0 | 9 | 75.0 | 3,180 | 93.5 |
| Not Available | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Totals | 100.0 | 12 | 100.0 | 3,402 | 100.0 |

Source: 2022 D&B Data, Bank Data. Due to rounding, totals may not equal 100.0%.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the assessment area. Lending in the moderate-income census tracts, by number, exceeds the demographic composition of the assessment area. The following table provides details.

| Geographic Distribution of Home Mortgage Loans | | | | | |
|---|--|-----------|--------------|-----------------|--------------|
| Tract Income Level | % of Owner-Occupied Housing Units | # | % | \$(000s) | % |
| Low | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Moderate | 6.0 | 3 | 11.1 | 456 | 7.8 |
| Middle | 42.4 | 6 | 22.2 | 643 | 11.0 |
| Upper | 51.6 | 18 | 66.7 | 4,726 | 81.1 |
| Not Available | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Total | 100.0 | 27 | 100.0 | 5,825 | 100.0 |

Source: 2020 U.S. Census, Bank Data. Due to rounding, totals may not equal 100.0%.

Borrower Profile

The distribution of borrowers reflects reasonable penetration among businesses of different sizes and individuals of different income levels. This conclusion is based on excellent small business performance and reasonable home mortgage performance. While the bank's small business performance was excellent, this performance did not enhance the overall conclusion.

Small Business Loans

The distribution of borrowers reflects excellent penetration among businesses of different sizes. The bank's record of lending to businesses with gross annual revenues of less than or equal to \$1 million exceeds the demographic composition of the assessment area, by both number and dollar volume. The following table provides details.

| Distribution of Small Business Loans by Gross Annual Revenue Category | | | | | |
|---|-----------------|-----------|--------------|--------------|--------------|
| Gross Revenue Level | % of Businesses | # | % | \$(000s) | % |
| <=\$1,000,000 | 86.9 | 11 | 91.7 | 3,250 | 95.5 |
| >\$1,000,000 | 4.7 | 1 | 8.3 | 152 | 4.5 |
| Revenue Not Available | 8.4 | 0 | 0.0 | 0 | 0.0 |
| Total | 100.0 | 12 | 100.0 | 3,402 | 100.0 |

Source: 2022 D&B Data, Bank Data. Due to rounding, totals may not equal 100.0%.

Home Mortgage Loans

The distribution of borrowers reflects reasonable penetration among individuals of different income levels. Although the bank's record of lending to low- and moderate-income borrowers lags demographic data, additional information was considered. The bank originated a considerable volume of home mortgage loans to commercial borrowers to finance rental properties, where income was not reported (17). As depicted below, 63.0 percent of the number of loans and 45.1 percent of the dollar volume of loans were extended to commercial borrowers to finance rental properties. When considering only the home mortgage loans made to consumers (10), the percentage of loans made to moderate-income borrowers, by number, exceeds the demographic data (20.0 percent). Based on this information, the bank's performance is considered reasonable. The following table provides details.

| Distribution of Home Mortgage Loans by Borrower Income Level | | | | | |
|--|---------------|-----------|--------------|--------------|--------------|
| Borrower Income Level | % of Families | # | % | \$(000s) | % |
| Low | 12.3 | 0 | 0.0 | 0 | 0.0 |
| Moderate | 16.1 | 2 | 7.4 | 110 | 1.9 |
| Middle | 22.8 | 2 | 7.4 | 165 | 2.8 |
| Upper | 48.8 | 6 | 22.2 | 2,923 | 50.2 |
| Not Available | 0.0 | 17 | 63.0 | 2,627 | 45.1 |
| Total | 100.0 | 27 | 100.0 | 5,825 | 100.0 |

Source: 2020 U.S. Census; Bank Data. Due to rounding, totals may not equal 100.0%.

Response to Complaints

The institution has not received any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the rating.

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Examiners did not identify any evidence of discriminatory or other illegal credit practices inconsistent with helping meet community credit needs.

APPENDICES

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.

3/31/2024

Bank Locations and Hours

1. Main Office

111 N 181 St.

Omaha, NE 68022

Lobby:

| | |
|-----------------|--------------------|
| Monday – Friday | 8:00 am – 5:00 pm |
| Saturday | 9:00 am – 12:00 pm |

Drive-Up:

| | |
|-----------------|--------------------|
| Monday – Friday | 7:30 am – 5:30 pm |
| Saturday | 9:00 am – 12:00 pm |

The bank has one ATM which is located at the Main Office location.

4. Bank Branches opened and closed (3/31/2024)

| Offices Opened | | |
|--|--|--|
| 111 N 181 St Omaha, NE 68022 <u>Date Opened: Dec. 2006</u> | | |
| No new offices have been opened since 2006 | | |
| Offices Closed | | |
| None | | |
| | | |

5. Products and Services

Deposit Products (Personal)

Checking Accounts

- Freedom Checking
- Republic Checking
- Rewards Checking
- UR Time Checking

Savings Accounts

- Health Savings Account
- Grow UR Savings
- Republic Savings

Money Market Accounts

- High Yield Personal Money Market
- Personal Money Market

Other Deposit Products

- Certificates of Deposit
- Individual Retirement Accounts (IRA)

Additional Products

- Safe Deposit Boxes
 - 3 x 5
 - 3 x 10
 - 5 x 10
 - 10 x 10

Deposit Products (Business)

Checking Accounts

- Small Business Checking
- Business Checking with Interest
- Business Analysis Checking

Savings Accounts

- Business Savings
- Business CDs
- Business Health Savings

Money Market Accounts

- Business Money Market
- High Yield Business Money Market

Online Product Solutions

Personal

- Online Banking
- Billpay
- eStatements
- Mobile Banking
- Mobile Deposit
- Card Management

Business

- Online Banking
- Business Mobile Banking
- Business Mobile Deposit
- Online Cash Management
- Remote Deposit Capture
- ACH & Payroll Origination
- Merchant Card Processing

Loan Products

Personal

- Consumer Loans
- Home Equity Lines of Credit
- Mortgage Loans
- Real Estate Construction Loans
- Credit Cards

Business

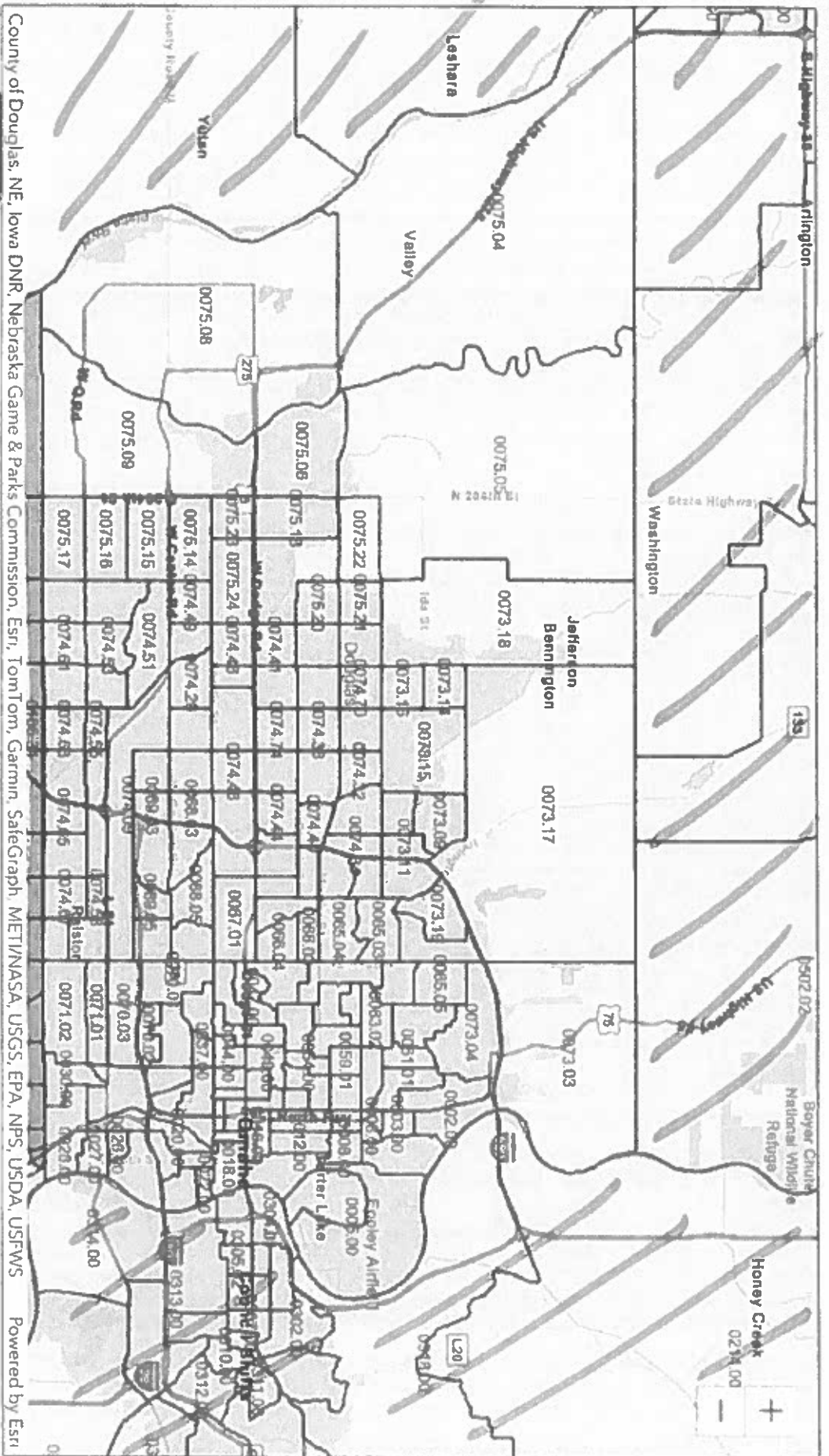
- Business Term Loans
- Operating Lines
- Commercial Real Estate Loans
- Business Acquisition Loans
- Construction Financing
- Credit Cards

6a. Assessment Area and Maps

**United Republic Bank
Assessment Area 3/31/2024**

The bank has designated all of Douglas and Sarpy Counties in Nebraska as its assessment area. The assessment area map is on the following page.

- The MSA is 36540,
- The State is 31.
- The counties are 055 (Douglas) and 153 (Sarpy).

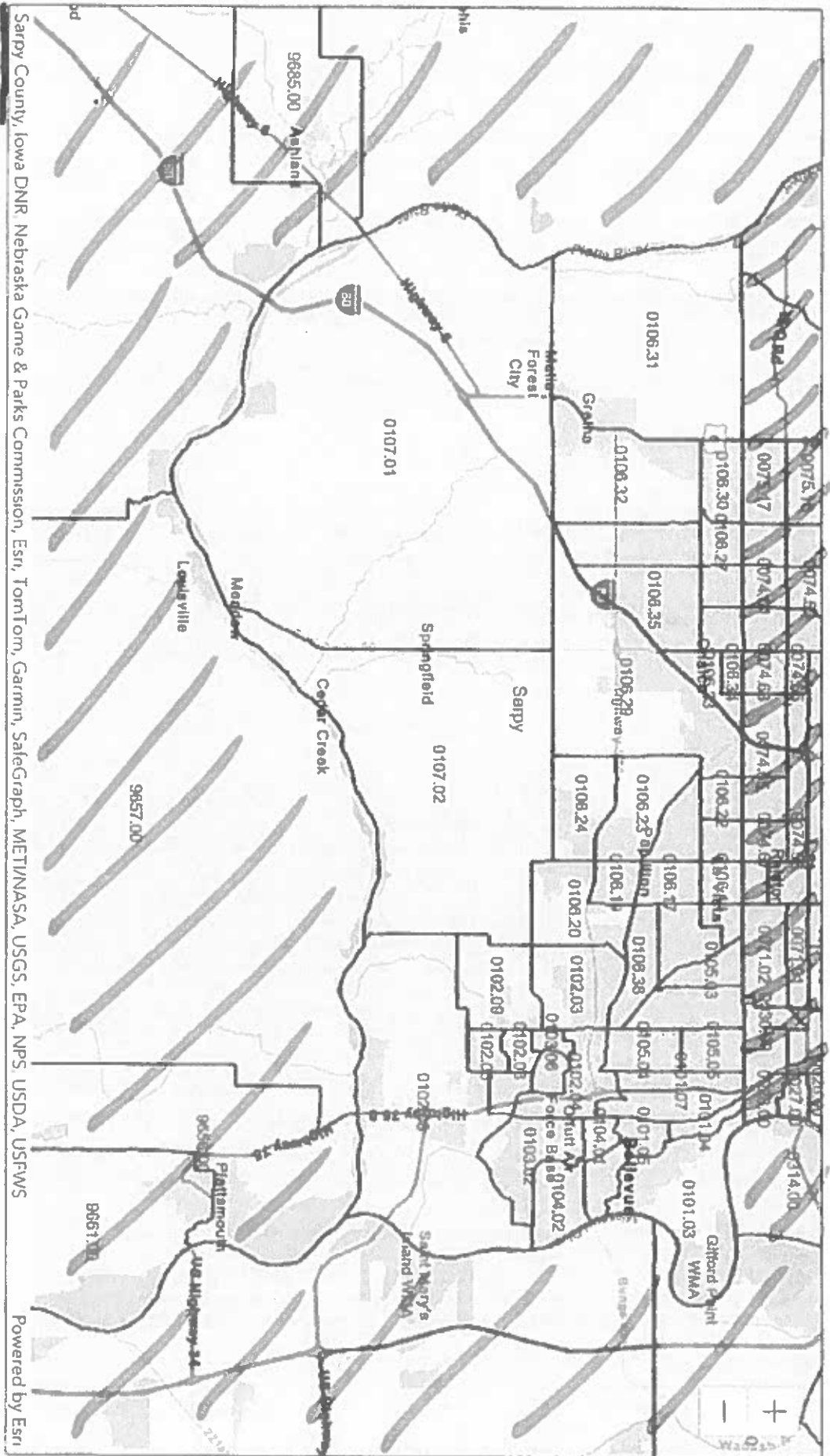


County of Douglas, NE, Iowa DNR, Nebraska Game & Parks Commission, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS Powered by Esri

● Matched Address:
MSA: || State: || County: || Tract Code:

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

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



Sarpy County, Iowa DNR, Nebraska Game & Parks Commission, Esri, TomTom, Garmin, SafeGraph, METINASA, USGS, EPA, NPS, USDA, USFWS

Powered by Esri

● Matched Address:
MSA: || State: || County: || Tract Code:

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

2023 CONSUMER LOAN FEES

| FEE SERVICE | FEE AMOUNT |
|--|---|
| Administration | \$ 175.00 |
| Origination | Product Driven |
| Credit Info Systems Credit Report | |
| R/E Secured (Tri-Merge) - Single (EXP, TU, EQU) | \$ 48.54 |
| R/E Secured (Tri-Merge) - Joint (EXP, TU, EQU) | \$ 97.08 |
| Non-R/E Secured w/ MLA Verification - Single (EXP) | \$ 12.25 |
| Non-R/E Secured w/ MLA Verification - Joint (EXP) | \$ 24.50 |
| Non-R/E Secured - Single (EXP) | \$ 11.95 |
| Non-R/E Secured - Joint (EXP) | \$ 23.90 |
| Tax Transcripts | \$12 first year, \$2 each addt'l year up to 3 years |
| Vehicle Title | \$ 10.00 |
| Vehicle Lien | \$ 7.00 |
| Vehicle Lien Release | No Charge |
| Record Deed of Trust | \$10 first page, \$6 each additional page, \$5 E-record fee - typically 7 - 9 pages total |
| Record Notice of Commencement | \$10 first page, \$6 each additional page, \$5 E-record fee - typically 2 pages total |
| Release of Deed of Trust, Release of Assignment of Rents | \$10 first page, \$6 each additional page, \$5 E-record fee - typically 1 page each |
| Release of Notice of Commencement (Unexpired) | CONTACT ATTORNEY FOR PROCESS/COST |
| Flood Determination (ServiceLink) - Basic | \$ 9.00 |
| Flood Determination (ServiceLink) - Life of Loan | \$ 11.00 |
| Appraisal | Get Quote from Appraiser |
| Internal Valuation | \$ 50.00 |
| Title Insurance - Owner's and/or Lender's | Get Quote from Title Company |
| Title Search | \$50 - \$125 - Get Quote from Title Company if multiple properties |
| Construction Inspections | \$75 per inspection |
| Wire Transfer - Outgoing | \$ 30.00 |
| Over-Night Mail | Contact UPS, Fed Ex or USPS for cost |

2023 COMMERCIAL LOAN FEES

| FEE SERVICE | FEE AMOUNT |
|--|---|
| Administration | \$ 475.00 |
| Origination | Product Driven |
| Credit Info Systems Credit Report | |
| Single (EXP) w/ MLA Verification | \$ 12.25 |
| Joint (EXP) w/ MLA Verification | \$ 24.50 |
| Extension | \$ 50.00 |
| Letter of Credit | 1 1/2% origination fee or \$50, whichever is greater |
| Nebraska SOS - UCC Documents | |
| UCC Information Search | \$ 4.50 per record |
| UCC Copies | \$ 0.50 per page |
| UCC Recording or Amendment @ NE SOS | \$ 11.00 |
| UCC Recording or Amendment @ County | \$ 14.00 \$5 E-recording fee |
| UCC Termination | No Charge |
| Letter of Good Standing | \$ 6.50 |
| Corporate Document Copies | \$ 0.45 per page |
| Vehicle Title | \$ 10.00 |
| Vehicle Lien | \$7 plus \$1 lien search |
| Vehicle Lien Release | No Charge |
| Record Deed of Trust | \$10 first page, \$6 each additional page, \$5 E-record fee - typically 7 - 9 pages total |
| Record Notice of Commencement | \$10 first page, \$6 each additional page, \$5 E-record fee - typically 2 pages total |
| Release of Deed of Trust, Release of Assignment of Rents | \$10 first page, \$6 each additional page, \$5 E-record fee - typically 1 page each |
| Release of Notice of Commencement (Unexpired) | CONTACT ATTORNEY FOR PROCESS/COST |
| Flood Determination (ServiceLink) - Basic | \$ 9.00 |
| Flood Determination (ServiceLink) - Life of Loan | \$ 11.00 |
| Appraisal | Get Quote from Appraiser |
| Internal Valuation | \$ 50.00 |
| Automated Valuation Model (AVM) - DRI Title Company | \$ 22.00 |
| Title Insurance - Owner's and/or Lender's | Get Quote from Title Company |
| Title Search | \$50 - \$125 - Get Quote from Title Company if multiple properties |
| Construction Inspections | \$75 per inspection |
| Wire Transfer - Outgoing | \$ 30.00 |
| Over-Night Mail | Contact UPS, Fed Ex or USPS for cost |

Section 8 – HMDA

- United Republic Bank was last required to report HMDA data in 2017 and has not exceeded the regulatory threshold in 2021 or 2023.

Business Fee Schedule

Account Fees

| | |
|--|---------|
| Cashier's Check..... | \$7.00 |
| Money Order..... | \$5.00 |
| Statement (monthly printed)..... | \$7.00 |
| Statement (duplicate printed)..... | \$7.00 |
| eStatement..... | FREE |
| Check Cashing (non-customers), over \$100..... | \$5.00 |
| Stop Payment Order..... | \$35.00 |

NSF/Overdrafts

| | |
|--|---------|
| *NSF (per item) ¹ | \$35.00 |
| *Overdraft (per item) ¹ | \$35.00 |
| Overdraft Auto Account Transfer..... | \$5.00 |
| Continuous Overdraft**..... | \$10.00 |

*NSF/Overdraft may be created by check, in-person withdrawal, ATM withdrawal, or other electronic means

**Continuous Overdraft fee assessed after the 5th business day overdrown and every 5 business days overdrown thereafter

***Dormant account fee assessed after 365 days of no account activity

¹ Item includes check, in person withdrawal, ATM or other electronic debit. Per item is for each presented item which may include re-presentation of previously returned items. Items that are presented multiple times are subject to the fee each time that a NSF or overdraft occurs.

| | |
|----------------------------|------------------------------|
| ACH | |
| ACH Per File Sent..... | \$10.00 |
| ACH Per File Item..... | \$0.10 |
| ACH File Cancellation..... | |
| ACH Return..... | \$25.00 + pass through costs |
| Token- ACH Manager..... | \$35.00 |
| Token Replacement..... | \$35.00 |

Wires

| | |
|--|------------------------------|
| Wire Transfer Incoming Domestic..... | \$15.00 |
| Wire Transfer Outgoing Domestic..... | \$30.00 |
| Wire Transfer Incoming Foreign..... | \$20.00 |
| Wire Transfer Outgoing Foreign (US Dollars)..... | \$50.00 + pass through costs |
| Wire Transfer Outgoing Foreign (Foreign Currency)..... | \$75.00 + pass through costs |
| Wire Tracer Domestic..... | \$15.00 + pass through costs |
| Wire Tracer International..... | \$25.00 + pass through costs |

Remote Deposit Capture

| | |
|--|--|
| One-Time Set Up fee..... | \$50.00 |
| Monthly Service Charge..... | \$50.00 |
| Unprocessed Batch (end-of-day)..... | \$25.00 + pass through costs |
| Scanner prices vary based on scanner type..... | Pass through costs only. Call for quote. |

24/7 ALWAYS Available
Internet Banking @
www.UnitedRepublic.Bank

VISA Debit Card

| | |
|---------------------------------|------------------------------|
| Visa Debit Card Reissue..... | \$10.00 |
| Visa Debit Card Rush Order..... | \$35.00 + pass through costs |

Safe Deposit Boxes

| | |
|---|------------------------------|
| 3x5 box (annually)..... | \$25.00 |
| 3x10 box (annually)..... | \$40.00 |
| 5x10 box (annually)..... | \$50.00 |
| 10x10 box (annually)..... | \$75.00 |
| Drilling..... | \$30.00 + pass through costs |
| Key Replacement (per key)..... | \$20.00 |
| Late Payment (per month) after 30 days..... | \$10.00 |

Night Deposit

| | |
|---|---------|
| Locking Bag Replacement (per bag)..... | \$25.00 |
| Night Depository Key Replacement (per key)..... | \$25.00 |

Other Fees

| | |
|---|---------|
| Account Confirmations..... | \$5.00 |
| Research (per hr. - 1 hr. min.)..... | \$30.00 |
| Garnishment/Lewy..... | \$75.00 |
| Dormant Account (per month)**..... | \$10.00 |
| Early Account Closing (less than 180 days)..... | \$25.00 |
| Escheatment..... | \$50.00 |



Consumer Fee Schedule

Account Fees

| | |
|---|---------|
| Cashier's Check | \$7.00 |
| Money Order | \$5.00 |
| Statement (monthly printed) | \$3.00 |
| Statement (duplicate printed) | \$5.00 |
| eStatement | FREE |
| Check Cashing (non-customers), over \$100 | \$5.00 |
| Stop Payment Order | \$35.00 |

ID Theft Monitoring

| | |
|---|---------|
| ID Theft Single Bureau Monitoring (monthly) | \$6.00 |
| ID Theft Triple Bureau Monitoring (monthly) | \$12.00 |
| Additional Minors (up to 4) added to Monitoring (monthly per minor) | \$4.00 |

VISA Debit Card

| | |
|----------------------------|------------------------------|
| Visa Debit Card Reissue | \$10.00 |
| Visa Debit Card Rush Order | \$35.00 + pass through costs |

NSF/Overdrafts

| | |
|--|---------|
| *NSF (per item) ¹ Max 5 per day | \$35.00 |
| *Overdraft (per item) ¹ Max 5 per day | \$35.00 |
| Overdraft Auto Account Transfer | \$5.00 |
| Continuous Overdraft** | \$10.00 |

*NSF/Overdraft may be created by check, in person withdrawal, ATM or other electronic means

**Continuous Overdraft fee assessed after the 5th business day overdrawn and every 5 business days overdrawn thereafter

***Dormant account fee assessed after 365 days of no account activity

¹Item includes check, in person withdrawal, ATM or other electronic debit. Per item is for each presented item which may include re-presentation of previously returned items. Items that are presented multiple times are subject to the fee each time that a NSF or overdraft occurs.

Wires/ACH

| | |
|---|------------------------------|
| Transfer Now (next day ACH) | \$10.00 |
| Wire Transfer Incoming Domestic | \$15.00 |
| Wire Transfer Outgoing Domestic | \$30.00 |
| Wire Transfer Incoming Foreign | \$20.00 |
| Wire Transfer Outgoing Foreign (US Dollars) | \$50.00 + pass through costs |
| Wire Transfer Outgoing Foreign (Foreign Currency) | \$75.00 + pass through costs |
| Wire Tracer Domestic | \$15.00 + pass through costs |
| Wire Tracer International | \$25.00 + pass through costs |

Safe Deposit Boxes

| | |
|--|------------------------------|
| 3x5 box (annually) | \$25.00 |
| 3x10 box (annually) | \$40.00 |
| 5x10 box (annually) | \$50.00 |
| 10x10 box (annually) | \$75.00 |
| Drilling | \$30.00 + pass through costs |
| Key Replacement (per key) | \$20.00 |
| Late Payment (per month) after 30 days | \$10.00 |

Other Fees

| | |
|--|---------|
| Account Confirmations | \$5.00 |
| Research (per hr. - 1 hr. min) | \$30.00 |
| Garnishment/Ley | \$75.00 |
| Dormant Account (per month) ^{***} | \$10.00 |
| Early Account Closing (less than 180 days) | \$25.00 |
| Escheatment | \$50.00 |

24/7 ALWAYS Available
Internet Banking @
www.UnitedRepublic.Bank

UNITED REPUBLIC BANK LOAN TO DEPOSIT RATIO FOR LAST 8 QUARTERS

| <u>12/31/2023</u> | <u>9/30/2023</u> | <u>6/30/2023</u> | <u>3/31/2023</u> | <u>12/31/2022</u> | <u>9/30/2022</u> | <u>6/30/2022</u> | <u>3/31/2022</u> |
|-------------------|------------------|------------------|------------------|-------------------|------------------|------------------|------------------|
| 98.68% | 96.20% | 93.37% | 92.99% | 97.54% | 98.30% | 94.89% | 88.77% |