



PUBLIC DISCLOSURE

September 6, 2016

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Valley National Bank
Charter Number 15790

615 Main Avenue
Passaic, NJ 07055

Office of the Comptroller of the Currency
Assistant Deputy Comptroller – Midsize Bank Supervision
1 South Wacker Drive, Suite 2000
Chicago, Illinois 60606

NOTE: 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, and should not 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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Overall CRA Rating

Institution’s CRA Rating: This institution is rated **Satisfactory**.

The following table indicates the performance level of **Valley National Bank (Valley or the bank)** with respect to the Lending, Investment, and Service Tests:

Performance Levels	Performance Tests		
	Lending Test*	Investment Test	Service Test
Outstanding		X	
High Satisfactory	X		
Low Satisfactory			X
Needs to Improve			
Substantial Noncompliance			

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

The major factors considered in this rating include:

- A high percentage of the bank’s loans are made in its assessment areas;
- The geographic distribution of loans reflects poor penetration throughout the bank’s assessment areas;
- The distribution of borrowers reflects good penetration among retail customers of different income levels and business customers of different size;
- Valley has a high level of community development (CD) loans;
- Valley has an excellent level of qualified investments and grants, and exhibits good responsiveness to credit and community economic development needs;
- Delivery systems are reasonably accessible to essentially all portions of Valley’s assessment areas;
- To the extent changes have been made, the institution’s opening, closing, and acquisition of branches has generally not adversely affected the accessibility of its delivery systems, particularly in low- and moderate- income geographies and/or to low- and moderate-income individuals;
- Services, including where appropriate, and business hours, do not vary in a way that inconveniences portions of the bank’s assessment areas, particularly low- and moderate- income geographies or individuals; and
- Overall, the bank provides an adequate level of community development services in its assessment areas.

We also considered bank-wide activities and initiatives in determining the overall test ratings. These include:

Lending Inside and Outside Bank Assessment Areas

Overall, a majority (59.1 percent) of loans are made in Valley's assessment areas. Excluding auto lending, the bank made 83.9 percent of loans in their assessment area. Separately during the evaluation period, 81.1 percent of home mortgage loans, 91.6 percent of loans to businesses, and 48.7 percent of auto loans were originated or purchased in the bank's assessment areas.

In determining that the bank has a high percentage of lending in their assessment areas, we discounted the impact that indirect auto lending outside the assessment area had on the overall calculation of lending in the bank's assessment area. Home mortgage loans and small business loans are considered bank primary products and have a greater direct impact and are more responsive to credit needs in the bank's assessment areas. This analysis of lending inside and outside the bank's assessment areas is performed on the entire bank rather than by assessment area. Conclusions are factored into the overall analysis of the geographic distribution of lending by income level of geography.

Innovative or Flexible Lending Practices

Valley offers flexible small business loan products. In 2015, the bank formed a dedicated small business "Community Sales Team" that covers the bank's assessment areas in New Jersey and New York. The sales team works hand-in-hand with the bank's 100+ territory sales managers in order to identify loan opportunities and CD needs, including in low- and moderate-income areas. Valley also has CD focused lenders across all its assessment areas in Florida.

In addition, Valley offers the Small Business EZLoan and EZLine products. The EZLoan product is a loan to small businesses in amounts of \$5,000 to \$100,000 to finance acquisition of business assets, such as vehicles, property, improvements, business expansions, or equipment. The Small Business EZLine product is a line of credit to small businesses of \$5,000 to \$100,000 for short-term working capital needs or overdraft protection. Although the EZLine and EZLoan products have been in existence for some time, Valley lowered the minimum amount to \$5,000 to be more responsive to community needs.

During mid-2015, Valley introduced a loan program for loans up to \$1,000,000 where the borrower or the location of a property or project being financed is in a low- or moderate-income geography. This program was created in response to feedback Valley received from community organizations. The program benefits include more flexibility in terms of: lower rates; longer maturities; higher loan-to-values; lower down payments for commercial mortgages; 100 percent financing for equipment loans; no application fee; relaxed prepayment penalties; and the commitment fee can be applied towards closing costs.

Also during 2015, Valley developed a product promoted to small businesses for vehicle loan financing. The product is part of Valley's indirect auto lending program that offers a more efficient application process by facilitating the application at the dealership and a quick decision. During 2015, the bank originated over 540 small business vehicle loans.

Responsiveness to Community Credit Needs

In response to identified community needs, during the evaluation period, Valley began development of an Alternative Checking Account product and a flexible and affordable below market rate portfolio mortgage product for first-time homebuyers.

- In 2015, the bank developed a product profile and met with consumer advocacy groups to solicit feedback on the Alternative Checking product. The product will provide an alternative checking solution to individuals who may have been declined a traditional checking account due to a derogatory credit record.
- The new home mortgage product will offer reduced origination fees, reduced private mortgage insurance (PMI) requirements, and non-traditional underwriting guidelines. This program was enhanced following the bank's outreach to and feedback from a number of consumer advocacy and housing development organizations serving low- and moderate-income homebuyers.

The bank also has membership in and supports two homebuyer counseling programs in New York, which qualify low- and moderate-income first-time homebuyers for up to \$15,000 in assistance through New York City's Department of Housing Preservation and Development (HPD) HomeFirst Down Payment Assistance Program. Valley also partners with CD organizations and HUD-certified housing counseling agencies, which offer access to home purchase subsidies and tailored homebuyer counseling for first-time homebuyers in the Florida markets.

Alternative Systems for Delivering Retail Banking Services

In addition to automated teller machines (ATMs), bank management complements its traditional service delivery methods with certain alternative delivery processes, such as online banking and online bill payment, mobile banking and mobile deposit, and online new account opening. Valley provided no information on the extent to which these services are adopted or used in their assessment areas.

Definitions and Common Abbreviations

The following terms and abbreviations are used throughout this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

Affiliate: Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. A bank subsidiary is controlled by the bank and is, therefore, an affiliate.

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 assessment area.

Census Tract (CT): Small, relatively permanent statistical subdivisions of a county delineated by local participants as part of the U. S. Census Bureau's Participant Statistical Areas Program. The primary purpose of CTs is to provide a stable set of geographic units for the presentation of decennial census data. CTs generally have between 1,200 and 8,000 people, with an optimum size of 4,000 people.

CEBA: Competitive Equality Banking Act of 1987, which permitted corporations to form limited-purpose credit card banks, whose operations are restricted to credit card activities, without the corporation becoming subject to the limitations of a “bank holding company” under the Bank Holding Company Act. A CEBA credit card bank engages only in credit card operations, does not accept demand deposits or savings or time deposits of less than \$100 thousand (other than to secure extensions of credit), maintains only one office and does not engage in the business of making commercial loans. (Credit card loans made to businesses, which meet the criteria for a “small business concern,” that are eligible for business loans under regulations established by the Small Business Administration under 13 CFR 121 are not considered commercial loans.)

Combined Statistical Area: Any two adjacent Core Based Statistical Areas (CBSAs) may form a CSA if the employment interchange measure meets a level defined by the Office of Management and Budget.

Core Based Statistical Area (CBSA): A CBSA is a geographic entity associated with at least one core of 10,000 or more population, plus adjacent territory that has a high degree of social and economic integration with the core as measured by commuting ties. The standards designate and delineate two categories of CBSAs: Metropolitan Statistical Areas and Micropolitan Statistical Areas.

Community Development: 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 Small Business Administration Development Company or Small Business Investment Company programs size eligibility standards or have gross annual revenues of \$1 million or less; activities that revitalize or stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas; or loans, investments, and services that support, enable or facilitate projects or activities under

HUD Neighborhood Stabilization Program criteria that benefit low-, moderate-, and middle-income individuals and geographies in the bank's assessment area(s) or outside the assessment area(s) provided the bank has adequately addressed the community development needs of its assessment area(s).

Community Reinvestment Act (CRA): the statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its local community, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

Consumer Loan: A loan 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.

Distressed Nonmetropolitan Middle-Income Geography: A county that meets one or more of the following triggers: (1) An unemployment rate of at least 1.5 times the national average, (2) a poverty rate of 20 percent or more, or (3) a population loss of 10 percent or more between the previous and most recent decennial census or a net migration loss of five percent or more over the five-year period preceding the most recent census.

Family: A group of two or more people (one of whom is the householder) related by birth, marriage, or adoption, residing together. A family household may also include non-relatives living with the family.

Full Review: Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, 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 conduct 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, the disposition of the application (e.g., approved, denied, and withdrawn, loan pricing, the lien status of the collateral, any requests for preapproval, and loans for manufactured housing).

Home Mortgage Loans: Such loans include home purchase, home improvement and refinancings, as defined in the HMDA regulation. These include loans for multifamily (five or more families) dwellings, manufactured housing and one-to-four family dwellings other than manufactured housing.

Household: Consists of one or more persons, whether related (family) or unrelated (nonfamily), 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 Review: Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

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

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 assessment area.

Median Family Income (MFI): The median income for families determined by the U. S. Census Bureau's American Community Survey every five years and used to determine the income level category of geographies. The MFI is updated annually by the Federal Financial Institutions Examination Council (FFIEC) and estimates the income level of individuals within a geography. For any given area, the median is the point at which half of the families have income above it and half below it.

Metropolitan Area (MA): Any metropolitan statistical area or metropolitan division, as defined by the Office of Management and Budget.

Metropolitan Division (MD): A Metropolitan Division is defined by the Office of Management and Budget and consists of one or more counties within a Metropolitan Statistical Area that contains a population of at least 2.5 million. MDs represent one or more employment centers, identified as a main county and, as applicable, contiguous counties with strong commuting ties to the main county.

Metropolitan Statistical Area (MSA): An area, defined by the Office of Management and Budget, as one or more whole counties having at least one urbanized area that has a population of at least 50,000. An MSA may include adjacent counties that have a high degree of social and economic integration with the urbanized area as measured through commuting ties.

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

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

Multifamily: 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. Consumer loans are an example of such activity.

Owner-Occupied Units: Housing 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, or multistate metropolitan area, the state or multistate rating is the institution's CRA rating. If an institution maintains domestic branches in more than one state, the institution will receive a separate rating for each state in which branches are located, unless those branches are within a multistate metropolitan statistical area. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a single rating for the multi-state 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) 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.

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

Tier One Capital: The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

Underserved Nonmetropolitan Middle-Income Geography: A nonmetropolitan middle-income geography will be designated as underserved if it meets criteria for population size, density, and dispersion that indicate the area's population is sufficiently small, thin, and distant from a population center that the tract is likely to have difficulty financing the fixed costs of meeting essential community needs. The Agencies will use as the basis for these designations the "urban influence codes," numbered "7," "10," "11," and "12," maintained by the Economic Research Service of the United States Department of Agriculture.

Upper-Income: Individual income, or a geography with a median family income, that is at least 120 percent of the area median income.

Description of Institution

Valley is a \$21.6 billion depository institution chartered in 1927 and headquartered in Passaic, NJ. The bank is a wholly owned subsidiary of Valley National Bancorp (VNBC), a \$21.6 billion holding company. VNBC is headquartered in Wayne, NJ and also has three non-bank subsidiaries established to issue trust preferred securities. Valley has 11 subsidiaries, including: an all-line insurance agency; asset management advisors registered with the Securities and Exchange Commission (SEC); title insurance agencies; subsidiaries that hold, maintain, and manage assets for Valley; subsidiaries that specialize in healthcare equipment lending, auto lending, and commercial equipment leases; and subsidiaries that own and service general aviation aircraft loans, existing commercial equipment leases, and New York commercial loans. Affiliate activities were not considered in evaluating the bank's performance during the evaluation period.

As of December 31, 2015, Valley operates 227 branches and 229 ATMs in communities throughout Florida, northern and central New Jersey, and the New York City boroughs of Manhattan, Brooklyn, Queens, and Long Island. Within these areas, the bank has defined 15 assessment areas. For purposes of this evaluation, bank defined assessment areas within a single metropolitan statistical area (MSA) were combined and analyzed as a single area, reducing the number of assessment areas to 11. These are described in Appendix A and in comments on the bank's operations in each of three rating areas: the New York-New Jersey multistate MSA (NY-NJ MMSA); Florida (FL); and New Jersey (NJ). Valley closed a total of 19 branches since the prior Community Reinvestment Act (CRA) evaluation. All closures were within the NY-NJ MMSA. Note that 10 branches are excluded from totals reflected in Table 15 for each state and multistate MSA rating area in Appendix D, Tables of Performance Data: two of 188 branches in the NY-NJ MMSA are located in geographies defined as having no tract income level ("NA"); and eight of 16 branches acquired in December 2015, and discussed below, are located in assessment areas not reviewed during this evaluation.

Since the prior CRA evaluation, the bank completed the acquisitions of 1st United Bancorp, Inc. (1st United) on November 1, 2014 and CNL Bancshares, Inc. (CNL) on December 1, 2015. With these acquisitions, Valley added approximately \$3.3 billion in total assets, \$2.0 billion in loans, and \$2.6 billion in deposits. The 1st United acquisition allowed Valley entry into Florida, adding 20 branch offices and creating five new assessment areas in southeast Florida, the Treasure Coast, central Florida and the central Gulf Coast regions. Performance in these assessment areas was considered during this evaluation. The CNL acquisition increased Valley's Florida branch network to a total of 36 branches and added four new assessment areas in Florida. Performance in these four assessment areas was not considered during this evaluation due to the bank's brief tenure in the market prior to the end of the evaluation period.

The bank offers a variety of commercial, retail, insurance, and wealth management financial services products. Retail banking services include overdraft facilities, drive-in and night deposit services, safe deposit facilities, international banking services, and remote deposit capture. In addition to branches and ATMs, the bank's delivery systems include 24/7 telephone banking, online banking, mobile banking, text banking, and bank by mail.

Valley established Community Advisory Boards in the New York/New Jersey and Florida markets and conducted numerous outreach meetings with local, regional, and national not-for-

profit organizations during the evaluation period, including various Community Development Financial Institutions (CDFIs). The bank identified the following primary credit and CD needs of low- and moderate-income individuals and communities, and small businesses within the bank’s assessment areas: access to comprehensive financial education for greater financial stability; flexible and affordable consumer financial products; increased affordable housing options for owners and renters; and flexible and accessible small business credit and service products. Based on input from community advocates, Valley also initiated development of flexible lending and deposit products, and added flexible features to existing small business loan products, all of which are described in the Responsiveness to Community Credit Needs section of the Overall CRA Ratings summary page above.

The following table provides basic bank financial information as of the end of the first year and third year of the evaluation period:

As of: 12/31/2015	Financial Information				% Growth / Decline in Period
	12/31/2013		12/31/2015		
Loan Mix	Balance Sheet \$ Amount (000)	% of Total Loans	Balance Sheet \$ Amount (000)	% of Total Loans	
1-4 Family Residential Loans	2,959,708	25.6	3,646,930	22.7	23.2
Multifamily Residential Loans	1,384,365	12.0	2,243,850	14.0	62.1
Nonfarm Nonresidential Loans	3,672,367	31.7	5,183,618	32.3	41.2
Commercial & Industrial Loans	1,742,193	15.0	2,230,626	13.9	28.0
Farmland and Agricultural Loans	58	0.0	3,239	0.0	5,484.5
Construction and Development	437,709	3.8	754,947	4.7	72.5
Consumer Loans	1,113,377	9.6	1,642,040	10.2	47.5
All Other Loans	268,323	2.3	354,239	2.2	32.0
Liabilities & Capital (000s)					
Total Assets		16,149,903		21,559,176	33.4
Total Deposits		11,352,854		16,316,881	43.7
Tier One Capital		1,239,510		1,618,054	30.5

The bank received a “Satisfactory” rating on its prior CRA Performance Evaluation dated June 3, 2013. There are no financial or legal impediments that would hinder the bank’s ability to help meet the credit needs of its assessment area.

Scope of the Evaluation

Evaluation Period/Products Evaluated

This Performance Evaluation (PE) assesses the bank's performance under the large institution Lending, Investment, and Service Tests. With the exception of CD loans, the evaluation period for the Lending Test is January 1, 2013 through December 31, 2015. For CD loans, the Investment Test, and the Service Test, the evaluation period is June 4, 2013 through December 31, 2015.

In evaluating the bank's lending performance, the OCC reviewed home mortgage loans reported under the Home Mortgage Disclosure Act (HMDA), small loans to businesses reported under the CRA, and consumer loans, specifically motor vehicle loans, originated and purchased during calendar years 2013 through 2015. Valley is not required to and does not report loan data on consumer loans; however, the OCC determined that motor vehicle loans represent a substantial majority of the bank's lending activity during the evaluation period, warranting consideration in evaluating the bank's lending performance. Loans to farms were not considered, because the bank made no reportable farm loans during the evaluation period. Additionally, multifamily loans were evaluated only in the NY-NJ MMSA rating area. The bank made no multifamily loans in New Jersey and too few loans in Florida to permit a fair analysis of performance. Variances to this approach due to limited lending volumes is discussed in the Scope of Evaluation section for each state and multistate MSA.

The OCC compared bank loan data for all applicable years in the New Jersey and Florida state rating areas to: demographic data using the U.S. Census 2006-2010 American Community Survey (ACS); 2015 FFIEC adjusted median family incomes; 2015 Dun and Bradstreet small business demographic data; 2014 peer mortgage loan data reported under HMDA; and 2014 peer small business data reported under CRA. Data for these states is based on MSA boundaries defined in 2004 and re-confirmed in 2013 by the U.S. Office of Management and Budget (OMB).

The NY-NJ MMSA rating area MSA boundaries changed in 2013, effective January 1, 2014. Loan data for the NY-NJ MMSA for calendar years 2014 and 2015 was combined and compared to data from the same sources used to assess performance in New Jersey and Florida. Lending data for 2013 is presented separately. The OCC compared bank loan data for 2013 in the NY-NJ MMSA rating area to: updated demographic data from the U.S. Census 2006-2010 ACS based on 2012 OMB MSA boundaries; 2013 FFIEC adjusted median family incomes; 2013 Dun and Bradstreet small business demographic data; 2013 peer mortgage loan data reported under HMDA; and 2013 peer small business data reported under CRA.

HMDA peer mortgage data and CRA peer small business data were also used to determine the bank's market share of lending, and to compare the bank's level of lending to depository and nondepository lenders in each assessment area. Data from 2013 was used to assess performance in the NY-NJ MMSA in 2013. Data from 2014 was used to assess performance in the New Jersey and Florida ratings areas, and in the NY-NJ MMSA for 2014 and 2015 combined. Valley entered the Florida markets in late 2014. As a result, market share data was either very limited or non-existent and not used in assessing the bank's performance in the Florida markets. Banks are not required to report data on consumer loans, therefore, no peer data was available against which to compare the bank's auto lending.

For purposes of analysis and discussion, CD loans and services and qualified investments for calendar years 2013, 2014, and 2015 are combined, but evaluated separately for each assessment area.

Bank and branch deposit data is as of June 30, 2015 and was drawn from the Federal Deposit Insurance Corporation (FDIC). The distribution of bank branches is compared to U.S. Census population estimates for 2015.

Data Integrity

Prior to this evaluation, the OCC tested the bank's HMDA, small business, and consumer loan data and found all data to be accurate and reliable for use in the CRA evaluation.

Selection of Areas for Full-Scope Review

The OCC selected one assessment area in each rating area for a full-scope review. Refer to the "Scope" section under each state or multistate rating section for details regarding how the areas were selected.

Ratings

The bank's overall rating is a blend of the state and multistate ratings. The NY-NJ MMSA and New Jersey state ratings are based on areas that received a full-scope review. The Florida state rating was based on performance in areas that received full-scope and limited-scope reviews.

The bank's performance in the NY-NJ MMSA is weighted more heavily than the bank's performance in other rating areas. Of total bank deposits, 89.7 percent are in the NY-NJ MMSA. Of total loans originated during the evaluation period, 98.0 percent were in the NY-NJ MMSA. However, performance in Florida and New Jersey is considered in context, and as a result, received more weight than their level of significance to the bank would suggest based solely on loan and deposit concentrations.

Refer to the "Scope" section under each state or multistate ratings section for information on how different loan types were considered in the evaluation process.

Consideration of the Valley Community Reinvestment Act Plan

The OCC issued a conditional approval for Valley's acquisition of 1st United, subject to a requirement that the bank develop and implement a CRA Plan (the Plan) to address concerns voiced by community advocates regarding the bank's CRA performance. In developing the Plan, Valley incorporated input from community groups and the OCC to arrive at goals and objectives for performance under the large bank lending, investment, and service tests. Valley also addressed the bank's CRA program management structure and established plans for community outreach.

While the acquisition occurred in November 2014, the Plan was not executed until May 2015. Because the evaluation period for this CRA evaluation ends on December 31, 2015, the OCC

determined that not enough time elapsed between the Plan execution date and the end of the CRA evaluation period to conduct a fair evaluation of the bank's performance relative to the Plan. The OCC will evaluate compliance with the Plan and consider performance under the Plan during the next CRA evaluation.

Fair Lending or Other Illegal Credit Practices Review

Pursuant to 12 C.F.R. 25.28(c) and 195.28(c), in determining a national bank's (bank) or federal savings association's (FSA) CRA rating, respectively, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank or FSA, or in any assessment area by an affiliate whose loans have been considered as part of the bank's or FSA's lending performance. As part of this evaluation process, the OCC consults with other federal agencies with responsibility for compliance with the relevant laws and regulations, including the U.S. Department of Justice, the U.S. Department of Housing and Urban Development (HUD), and the Consumer Financial Protection Bureau (CFPB).

The OCC did not identify evidence of discriminatory or other illegal credit practices with respect to this institution.

The OCC will consider any evidence of discriminatory or other illegal credit practices relative to this institution that other regulators may provide to the OCC before the end of the institution's next performance evaluation in that subsequent evaluation, even if the information provided concerns activities that occurred during the evaluation period addressed in this performance evaluation.

Multistate Metropolitan Area Ratings

NY-NJ Multistate MSA

CRA rating¹:	Satisfactory
The Lending Test is rated:	High Satisfactory
The Investment Test is rated:	Outstanding
The Service Test is rated:	High Satisfactory

The major factors considered in this rating include:

- The distribution of borrowers reflects good penetration among retail customers of different income levels and business customers of different size;
- The geographic distribution of loans reflects poor penetration throughout the NY-NJ MMSA;
- The bank is a leader in making CD loans, which had a significantly positive impact on the Lending Test rating;
- Valley has an excellent level of qualified CD investments and grants, and exhibits good responsiveness to credit and community economic development needs;
- Delivery systems are reasonably accessible to essentially all portions of the assessment area;
- To the extent changes have been made, the institution's opening, closing, and acquisition of branches has not adversely affected the accessibility of its delivery systems, particularly in low- and moderate- income geographies and/or to low- and moderate-income individuals;
- Services, including where appropriate, and business hours, do not vary in a way that inconveniences certain portions of the NY-NJ MMSA, particularly low- and moderate-income geographies and/or individuals; and
- The institution provides a relatively high level of CD services.

Description of Institution's Operations NY-NJ Multistate MSA (NY-NJ MMSA)

The NY-NJ MMSA is comprised of a portion of the New York-New Jersey-Pennsylvania, NY-NJ-PA multistate MSA 35620. Refer to appendix A for a list of counties comprising the assessment area.

Valley provides a full range of traditional loan and deposit products and services through 188 full-service branches, of which 146 are located in New Jersey and 42 in New York. Two branches are located in geographic areas with no assigned tract income level. These two branches were not considered in determining the distribution of branch offices by income level of the geography represented in Table 15 for the NY-NJ MMSA in Appendix D.

During the evaluation period, 98.0 percent of originated loans and 89.7 percent of bank-wide deposits were from the assessment area. As of June 30, 2015, Valley held deposits totaling \$12.9 billion, which represented a 1.0 percent deposit market share and ranked Valley number

¹ This rating reflects performance within the multistate metropolitan area. The statewide evaluations do not reflect performance in the parts of those states contained within the multistate metropolitan area.

15 of 184 depository financial institutions with operations in the assessment area. The three largest financial institutions in the assessment area by deposit market share are JPMorgan Chase Bank, NA, The Bank of New York Mellon, and Bank of America, NA.

The NY-NJ MMSA poses a number of challenges to home mortgage lenders in the assessment area, including Valley.

- The MMSA is a high-cost housing area, limiting access to affordable home ownership among low- and moderate-income borrowers. The median housing value in the NY-NJ MMSA is \$501,649. One simplistic method used to determine housing affordability assumes a maximum monthly principal and interest payment of no more than 30 percent of the applicant's income. Assuming a 30-year mortgage with a four percent interest rate, and not accounting for down payment, homeowners insurance, real estate taxes, or any additional monthly expenses, a low-income borrower making \$39,750 per year (or less than 50 percent of the FFIEC adjusted median family income in the assessment area) could afford a \$208,159 mortgage with a payment of \$994 per month; a moderate-income borrower earning \$63,601 per year (or less than 80 percent of the FFIEC adjusted median family income in the assessment area) could afford a \$333,059 mortgage with a payment of \$1,590 per month.
- As of December 2015, the family poverty rate in the NY-NJ MMSA improved slightly to 11.0 percent compared to 11.3 percent in December 2013. However, the family poverty rate in the assessment area was still higher than the national rate of 10.6 percent. Families living below the stated poverty rate are identified as having difficulty meeting basic financial needs and as such are less likely to have the financial wherewithal to qualify for a home purchase or new auto loan than those with income above poverty.
- Between 2013 and 2015, pending foreclosures in Long Island and the Mid-Hudson region rose 63 percent from 25,097 to 40,985. As of 2015, foreclosures in New York took 1,498 days, and 1,249 days in New Jersey to be processed. High foreclosure rates, and prolonged foreclosure processes, generally have a negative impact on home values in surrounding areas. As a result, homeowners in surrounding areas find it difficult to refinance existing mortgage loans in cases where appraised values are stagnant or falling.
- Bank management indicated that regulatory restrictions related to a borrower's ability to repay, as well as stringent appraisal requirements, had a negative impact on the approval rates for refinance loans, particularly for low- and moderate-income applicants.
- The opportunity to support affordable multifamily rental housing for low- and moderate-income residents within Valley's assessment areas is compromised by upward trending property values and rents in traditionally low- and moderate-income areas, further exacerbated by competing, more flexible underwriting criteria. Valley floors capitalization (CAP) rates at 5 percent, loan-to-value at 75 percent, and considers documented only rental income generated from current rent rolls, versus projected rents. These standards more readily preserve long-term rent affordability, yet limit business opportunity against the competition. Competing institutions with more lenient underwriting criteria often permit lower CAP rates, and as a result higher appraised values, higher LTVs, and projected rather than current rental income to qualify commercial borrowers. Valley believes that the more lenient underwriting criteria being utilized by the competition increases vulnerability to market volatility and greater default risk. This scenario may also lead to inadequate cash reserves for routine and emergency repairs, deferred property maintenance or possible rent inflation, and further cost-burdened households.

Valley also faces challenges in the automobile lending market.

- Valley's primary auto lending delivery channel is through dealerships associated with major car manufacturers. These dealers are subject to strict oversight by the manufacturers, limiting Valley's lending and compliance risks. However, this also limits the number of locations through which loans are available, as well as increases the average cost of a vehicle, providing fewer opportunities to lend to low- and moderate-income borrowers and in low- and moderate-income neighborhoods.
- The cost of purchasing, maintaining, and storing a vehicle is prohibitively high throughout a large portion of the NY-NJ MMSA. Other factors that indicate opportunities to lend to low- and moderate-income borrowers may be limited include: an increase in the household poverty rate from 13.4 percent in 2013 to 14.1 percent in 2015; and increases in the percent of low-income households from 7.9 percent to 8.6 percent, and moderate-income households from 22.5 percent to 23.5 percent in 2013 compared to 2015.

The OCC made two community contacts in the NY-NJ MMSA. One contact indicated New York is experiencing rezoning in key low- and moderate-income communities and the increasing upward market pressure on rents is making it more difficult for underserved individuals and families in these communities. The contact also indicated there is upward pressure on prices for affordable housing and many residents are experiencing harassment from real estate investors who are purchasing properties in these areas. Another contact indicated that foreclosure prevention counseling and affordable rental housing are needed, as is expanded financial education and pre- and post-closing counseling for new homeowners.

Refer to the market profile for the NY-NJ MMSA assessment area in appendix C for detailed demographics and other performance context information.

Scope of Evaluation in NY-NJ MMSA

The NY-NJ MMSA received a full-scope review.

Performance related to home mortgage loans reported under HMDA is weighted more heavily than performance related to small business loans. The volume of home mortgage originations was significantly larger than the volume of small business loans. Consumer auto lending activity was weighted equally with HMDA lending. The volume of auto lending is substantially greater than the volume of HMDA lending, however, unlike HMDA and small business, market share data is not available, limiting the performance analysis for auto lending to comparisons with demographic data.

Within home mortgage lending, greater weight was placed on home refinance loans, followed by home purchase loans, multifamily loans, and home improvement loans which received the least weight. Additionally, the OCC placed more weight on performance in combined years 2014 and 2015, than on performance in 2013.

Greater weight was generally given to performance compared to demographic factors than to performance relative to the bank's market share in lending. The market share comparisons represent only one of the three years of lending data considered during this evaluation.

LENDING TEST

Valley's performance under the Lending Test in NY-NJ MMSA is rated High Satisfactory. Based on a full-scope review, Valley's performance in the NY-NJ MMSA is good. The significant level of CD lending had a positive impact on the overall Lending Test rating in the MMSA.

Lending Activity

Relative to the bank's deposit market share and rank, lending levels reflect adequate responsiveness to assessment area credit needs.

Valley's market rank for mortgage and small business lending, relative to the number of reporting lenders in the assessment area, exceeds the bank's relative market rank in deposits. Auto lending was excluded from the assessment of lending activity in the bank's assessment areas, because the market share or rank data against which comparisons are made does not exist.

As of June 30, 2015, Valley had a 1.0 percent deposit market share and ranked in the eighth percentile (number 15 of 184) of depository institutions doing business in the NY-NJ MMSA. Comparatively, Valley held a market share of 0.6 percent and ranked in the fourth percentile (number 30 out of 779) of HMDA reporters in the overall volume of HMDA lending and a 0.6 percent market share and ranked in the sixth percentile (number 16 of 260) of small business lenders in the assessment area.

Refer to the Lending Volume section of table 1 in the NY-NJ MMSA section of appendix D for the facts and data used to evaluate Valley's lending activity.

Distribution of Loans by Income Level of the Geography

Considering the factors discussed in describing the bank's operation in the MMSA above, the geographic distribution of loans reflects poor penetration throughout the NY-NJ MMSA. The geographic distribution of home mortgage loans is poor. The geographic distribution of small loans to businesses and consumer loans is adequate. The OCC identified no unexplained, conspicuous gaps in the bank's lending patterns throughout its assessment areas.

Home Mortgage Loans

The geographic distribution of home mortgage loans is poor.

Refer to tables 2, 3, 4, and 5 in the NY-NJ MMSA section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations/purchases.

Home Purchase

The overall geographic distribution of home purchase loans in the NY-NJ MMSA is poor.

2014-2015

The percentage of loans in low- and moderate-income geographies in 2014-2015 is lower than the percentage of owner-occupied units in these geographies. The bank's market share in low- and moderate-income census tracts is significantly lower than its overall market share for home purchase loans.

2013

The bank's performance in 2013 is generally consistent with performance in 2014 through 2015. While performance related to lending in moderate-income geographies is weaker compared to the percentage of owner-occupied units, the bank's market share of loans in low- and moderate-income geographies was stronger than performance in 2014-2015.

Home Improvement Loans

The overall geographic distribution of home improvement loans in the NY-NJ MMSA is poor.

2014-2015

Considering performance context factors described in the Description of the Institution's Operations in the MMSA above, the percentage of loans in low- and moderate-income geographies is lower than the percentage of owner-occupied units in these geographies and the bank's market share in low- and moderate-income census tracts is lower than its overall market share for home improvement loans.

2013

The bank's performance in 2013 is stronger than performance in 2014 through 2015 relative to comparisons to demographic factors and the bank's market share of lending in low- and moderate-income geographies.

Home Refinance Loans

The overall geographic distribution of home refinance loans in the NY-NJ MMSA is poor.

2014-2015

Considering performance context factors discussed in the Description of the Institution's Operations in the MMSA above, the percentage of loans in low- and moderate-income geographies is lower than the percentage of owner-occupied units in those geographies and the bank's market share in low- and moderate-income census tracts is lower than its overall market share for home refinance loans.

2013

The bank's performance in 2013 is consistent with performance in 2014 through 2015.

Multifamily Loans

The overall geographic distribution of multifamily loans in the NY-NJ MMSA is adequate.

2014-2015

Valley's percentage of multifamily loans in low-income geographies is near to the percentage of multifamily units in those geographies. The bank's percentage of multifamily loans in moderate-income geographies is lower than the percentage of multifamily units in those geographies. Considering performance context factors discussed in the Description of the Institution's Operations in the MMSA above, the bank's market share in multifamily loans in low-income geographies is somewhat lower than its overall market share for multifamily loans and the bank's market share in multifamily loans in moderate-income geographies is lower than its overall market share for multifamily loans.

2013

The bank's performance in 2013 is weaker than performance in 2014 through 2015 with regard to lending in low-income geographies, but comparable in moderate-income geographies.

Small Loans to Businesses

The overall geographic distribution of small loans to businesses in the NY-NJ MMSA is adequate.

Refer to table 6 in the NY-NJ MMSA section of appendix D for the facts and data used to evaluate the geographic distribution of origination/purchase of small loans to businesses.

2014-2015

The percentage of small loans to businesses in low- and moderate-income geographies is somewhat lower than the percentage of businesses in those geographies. The bank's market share in low-income geographies is somewhat lower than its overall market share for small loans to businesses. The bank's market share in moderate-income geographies is somewhat lower than its overall market share for small loans to businesses.

2013

The bank's performance in 2013 is consistent with performance in 2014 through 2015.

Consumer Loans

Considering factors discussed in the Description of the Institution's Operations in the MMSA above, the overall geographic distribution of consumer loans in the NY-NJ MMSA is adequate.

Refer to table 13 in the NY-NJ MMSA section of appendix D for the facts and data used to evaluate the geographic distribution of origination/purchase of consumer loans.

2014-2015

Considering performance context factors discussed in the Description of the Institution's Operations in the MMSA above, Valley's percentage of consumer loans in low-income geographies is lower than the percentage of households in those geographies and the bank's

percentage of consumer loans made in moderate-income geographies is somewhat lower than the percentage of households in those geographies.

2013

The bank's performance in 2013 is consistent with performance in 2014 through 2015.

Lending Gap Analysis

The OCC evaluated the lending distribution in the NY-NJ MMSA to determine if any unexplained, conspicuous gaps existed. The OCC used basic dot density maps and other reports on HMDA and CRA loan data to compare the geographies where loans were made to the geographies in the assessment area. The OCC also considered competition, market conditions, and demographic information. No unexplained, conspicuous gaps were identified.

Distribution of Loans by Income Level of the Borrower

The distribution of borrowers in the NY-NJ MMSA reflects good penetration among retail customers of different income levels and business customers of different sizes. The distribution of home mortgage loans, loans to small businesses (businesses with less than \$1 million in gross annual revenues), and consumer loans by borrower income level is good.

Home Mortgage Loans

Considering factors discussed in the description of bank operations in the MMSA above, the overall distribution of home purchase loans by income level of the borrower in the NY-NJ MMSA is good.

Refer to tables 8, 9 and 10 in the NY-NJ MMSA section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

Home Purchase Loans

Valley's overall distribution of home purchase loans by income level is good.

2014-2015

Considering the performance context factors discussed in the Description of the Institution's Operations in the MMSA above, the bank's percentage of home purchase loans to low-income borrowers is lower than the percentage of low-income families in the NY-NJ MMSA. The bank's percentage of loans to moderate-income borrowers significantly exceeds the percentage of moderate-income families in the assessment area. The bank's market share of home purchase loans to low- and moderate-income borrowers is somewhat lower than its overall market share of home purchase loans in the NY-NJ MMSA.

2013

The bank's performance in 2013 is generally consistent with the performance in 2014 through 2015.

Home Improvement Loans

Valley's overall distribution of home improvement loans by income level is adequate.

2014-2015

Considering the performance context factors discussed in the Description of the Institution's Operations in the MMSA above, the bank's percentage of home improvement loans to low-income borrowers is lower than the percentage of low-income families in the NY-NJ MMSA. Valley's percentage of home improvement loans to moderate-income borrowers is somewhat lower than the percentage of moderate-income families in the NY-NJ MMSA. The bank's market share of home improvement loans to low-income borrowers is lower than its overall market share of home improvement loans in the NY-NJ MMSA. The bank's market share of home improvement loans to moderate-income borrowers is near to its overall market share of home improvement loans in the NY-NJ MMSA.

2013

The bank's performance in 2013 is stronger than performance in 2014 through 2015 relative to performance compared to demographics and market share in lending to moderate-income borrowers.

Home Refinance Loans

The overall distribution of home refinance loans by income level of the borrower in the NY-NJ MMSA is good, considering limitations on refinance lending due to the disparity between incomes and housing costs.

2014-2015

Considering performance context factors discussed in the Description of the Institution's Operations in the MMSA above, the bank's percentage of home refinance loans to low-income borrowers is significantly lower than the percentage of low-income families in the NY-NJ MMSA, however, Valley's percentage of home refinance loans to moderate-income borrowers is near to the percentage of moderate-income families in the NY-NJ MMSA. The bank's market share of home refinance loans to low-income borrowers is somewhat lower than its overall market share of home refinance loans in the NY-NJ MMSA. The bank's market share of home refinance loans to moderate-income borrowers is near to its overall market share of home refinance loans in the NY-NJ MMSA.

2013

The bank's performance in 2013 is generally consistent with performance in 2014 through 2015. Performance relative to market share in lending to moderate-income borrowers was stronger than performance in 2015, the year for which market share comparisons are made.

Loans to Small Businesses

The overall distribution of loans to small business in the NY-NJ MMSA is good.

Refer to table 11 in the NY-NJ MMSA section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's origination and purchase of small loans to businesses.

2014-2015

The bank's percentage of loans to small businesses is somewhat lower than the percentage of small businesses in the NY-NJ MMSA. Valley's market share of loans to small businesses exceeds its overall market share of loans to businesses.

2013

The bank's performance in 2013 is consistent with performance in 2014 through 2015.

Consumer Loans

The overall distribution of consumer loans by income level of the borrower in the NY-NJ MMSA is good.

Refer to table 13 in the NY-NJ MMSA section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's origination and purchase of consumer loans.

2014-2015

Considering performance context factors noted in the Description of the Institution's Operations in the MMSA above, the bank's percentage of consumer loans to low-income borrowers is somewhat lower than the percentage of low-income families in the NY-NJ MMSA and the bank's percentage of consumer loans to moderate-income borrowers significantly exceeds the percentage of moderate-income families in the NY-NJ MMSA.

2013

The bank's performance in 2013 is consistent with performance in 2014 through 2015.

Community Development Lending

Valley is a leader in making CD loans in the NY-NJ MMSA. During the evaluation period, the bank made 80 loans totaling \$504.3 million in the MMSA. This represents 34.6 percent of Tier 1 capital allocated proportionately to the assessment areas based on bank deposits in the assessment area. By primary purpose, the bank made: 31 loans totaling \$205.3 million to support affordable housing; 16 loans totaling \$83.9 million to support community services for low- and moderate-income individuals; 10 loans totaling \$62.4 million to support revitalization or stabilization projects in low- and moderate-income geographies; and 23 loans totaling \$152.7 million to support economic development by creating or retaining jobs for low- or moderate-income individuals and in low- and moderate-income geographies. The level of CD lending in the NY-NJ MMSA had a significantly positive impact on the overall Lending Test rating in the NY-NJ MMSA.

Refer to table 1 Lending Volume in the NY-NJ MMSA section of appendix D for the facts and data used to evaluate Valley's level of CD lending. This table includes all CD loans, including multifamily loans that also qualify as CD loans. In addition, table 5 includes geographic lending data on all multifamily loans, including those that also qualify as CD loans. Table 5 does not separately list CD loans, however.

Innovative or Flexible Lending Practices

Refer to the Overall CRA Rating summary page for details on bank-wide flexible lending programs. This had a positive impact and supports the bank's overall Lending Test rating.

INVESTMENT TEST

Valley's performance under the Investment Test in the NY-NJ MMSA is rated Outstanding. Based on a full-scope review of the NY-NJ MMSA assessment area, the bank's performance in the NY-NJ MMSA is excellent.

Valley has an excellent level of qualified CD investments and grants and exhibits good responsiveness to credit and community economic development needs. During the evaluation period, Valley made a total of 121 investments and grants totaling \$102.9 million, and retained 20 prior period investments with outstanding balances totaling \$41.6 million. Of total investments, 33 totaling \$105.9 million were in mortgage-backed securities (MBS), 15 totaling \$27.7 million were related to state and federal tax credit programs considered in community development, six totaling \$10.4 million were in qualified CD funds, and 87 totaling \$494.1 thousand were in the form of grants and donations to CD organizations and for CD projects. Examples include a \$250 thousand investment in NJ Neighborhood Revitalization Tax Credits to help develop four, two-family affordable homes and one new affordable single-family home, four MBS totaling \$52.2 million secured by multifamily housing for low- and moderate-income tenants, and a \$3.5 million investment in a low-income housing tax credit project.

Total investments in the assessment area equate to 84.9 percent of bank-wide qualified investments compared to 89.7 percent of total bank deposits in the NY-NJ MMSA.

Refer to table 14 in the NY-NJ MMSA section of appendix D for the facts and data used to evaluate Valley's level of qualified investments.

SERVICE TEST

Valley's performance under the Service Test in NY-NJ MMSA is rated High Satisfactory. Based on a full-scope review, Valley's performance in the NY-NJ MMSA is good. The level of CD services had a positive impact on the Service Test rating.

Refer to table 15 in the NY-NJ MMSA section of appendix D for the facts and data used to evaluate the distribution of the bank's branch delivery system, the distribution of ATMs, and branch openings and closings.

Retail Banking Services

Delivery systems are reasonably accessible to essentially all portions of the institution's assessment area. While the percentage of branches and ATMs are lower than both the distribution of population and geographies by tract income level, the OCC considered that the adequacy of lending in low- and moderate-income geographies and to low- and moderate-income individuals across the assessment area, as well as the absence of conspicuous unexplained lending gaps, indicate delivery systems are serving essentially all portions of the

bank's assessment area. The OCC also considered the tenure of branch offices in the market and lack of bank control over the impact of changes over time in tract income levels based on decennial census data. Of total branches in the assessment area, 73.9 percent were in place prior to the current CRA regulation, which instituted consideration of branch location in the evaluation process effective in 1997. An additional 25.0 percent were in place before 2012, when the 2010 census data, and 2014 MSA boundary changes were implemented.

Valley operates 186 branches and 204 ATMs in the NY-NJ MMSA. In terms of the bank's presence relative to competition, Valley holds less than a one percent deposit market share and ranks 15 of 184 depository institutions in the NY-NJ MMSA assessment area. In the assessment area: 4.8 percent of branches and 4.9 percent of ATMs are located in low-income geographies, compared to 8.6 percent of the population located in low-income geographies and 9.3 percent of the geographies defined as low-income; 12.4 percent of branches and 10.3 percent of ATMs are located in moderate-income geographies, compared to 23.6 percent of the population located in moderate-income geographies and 23.7 percent of geographies identified as moderate-income.

Alternative systems for delivering retail banking services are offered bankwide and described on the "Overall CRA Rating" page at the beginning of this Performance Evaluation.

To the extent changes have been made, the institution's opening and closing of branches has not adversely affected the accessibility of its delivery systems, particularly in low- and moderate-income geographies and/or to low- and moderate-income individuals in the NY-NJ MMSA. Valley closed 19 branches in the NY-NJ MMSA during the evaluation period; however, none were in a low-income tract and only one was in a moderate-income tract. Valley opened no new branches in the NY-NJ MMSA during the evaluation period. Refer to Table 15, Distribution of Branch Delivery System and Branch Openings and Closings in the NY-NJ MMSA, for additional information.

Services, including, where appropriate, business hours, do not vary in a way that inconveniences certain portions of the NY-NJ MMSA, particularly low- and moderate- income geographies and/or individuals. In general, branch services and hours are consistent across the assessment area. Most branch locations have extended weekday lobby hours and the majority of locations (90 percent), including those in low- and moderate-income geographies are open for lobby business on Saturdays. Additionally, 51 locations, including 11 in low- and moderate-income geographies, are open for lobby business on Sundays.

Community Development Services

The institution provides a relatively high level of CD services. During the evaluation period, Valley employees provided services requiring their expertise in financial services to 136 different CD organizations in the NY-NJ MMSA. The organizations support economic development and affordable housing, along with a broad range of community services for low- and moderate-income individuals and families including public education and family initiatives, for low- and moderate-income individuals, low- and moderate-income individuals with disabilities, emergency housing, food assistance, and financial literacy counseling. Additionally, employees also conducted 2,234 hours of financial education presentations and first time home buyer seminars. These activities are responsive to social service and financial

service needs of low- and moderate-income individuals and families, and, to the extent they support affordable housing, needs identified by community contacts.

State Ratings

State of Florida

CRA Rating for Florida:	Satisfactory
The Lending Test is rated:	High Satisfactory
The Investment Test is rated:	High Satisfactory
The Service Test is rated:	Low Satisfactory

The major factors considered in this rating include:

- The geographic distribution of loans reflects good penetration throughout the assessment areas;
- The distribution of borrowers reflects adequate penetration among retail customers of different income levels;
- Given the bank's tenure in the market, Valley has made a relatively high level of community development loans;
- Valley has a significant level of qualified CD investments and grants;
- Delivery systems are reasonably accessible to essentially all portions of the bank's assessment areas; and
- Valley provides an adequate level of CD services.

Description of Institution's Operations in Florida

Valley has five assessment areas within Florida. Refer to appendix A for details on counties comprising each assessment area.

Valley provides a full range of loan and deposit products and services to its assessment areas through 28 full-service branches within Florida. During the evaluation period, 9.5 percent of bank-wide deposits and 1.7 percent of originated loans were from Florida. As of June 30, 2015, Valley held deposits totaling \$1.4 billion in Florida, which represented a 0.3 percent market share and ranked the bank number 40 of 254 financial institutions with operations in Florida. The state's largest depository institutions are Bank of America, NA, Wells Fargo Bank, NA, and SunTrust Bank.

Valley's most significant assessment area in the state, in terms of lending and deposits, is the Miami MSA assessment area. The Miami assessment area has 16 full-service branches, and accounts for 80.7 percent of rated area deposits and 60.1 percent of rated area loans originated during the evaluation period. Valley neither opened nor closed branches in the assessment area during the evaluation period.

The Palm Bay MSA assessment area has one full-service branch and accounts for 1.6 percent of rated area deposits and approximately 5.9 percent of rated area loans originated during the evaluation period. Valley neither opened nor closed branches in the assessment area during the evaluation period.

The Tampa MSA assessment area has four full-service branches and accounts for 8.9 percent of the rated area deposits and approximately 20.1 percent of the rated area loans originated

during the evaluation period. Valley neither opened nor closed branches in the assessment area during the evaluation period.

The Vero Beach MSA assessment area has two full-service branches and accounts for 3.6 percent of the rated area deposits and approximately 1.1 percent of the rated area loans originated during the evaluation period. Valley neither opened nor closed branches in the assessment area during the evaluation period.

The Orlando MSA assessment area has five full-service branches and accounts for 5.2 percent of the rated area deposits and approximately 12.9 percent of the rated area loans originated during the evaluation period. Valley neither opened nor closed branches in the assessment area during the evaluation period.

Valley faces similar challenges in the automobile lending market in the Miami MSA assessment area as it does in the NY-NJ MMSA. Valley's primary auto lending delivery channel is through dealerships associated with major car manufacturers. These dealers are subject to strict oversight by the manufacturers, limiting Valley's lending and compliance risks. However, this also limits the number of locations through which loans are available, as well as increases the average cost of a vehicle, providing fewer opportunities to lend to low- and moderate-income borrowers.

The OCC reviewed three recent contacts with CD organizations that serve the Miami MSA assessment area. One organization works with partner agencies to provide housing and supportive services for homeless individuals and families. The contact identified needs for affordable housing and small business loans, as well as lines of credit and low-cost deposit products for nonprofit organizations. This contact also noted that service job wages are not keeping pace with the cost of living, in Broward County in particular. This can make it difficult to purchase a home or afford local rental units. Potential homebuyers also face significant competition from cash purchase investors.

A second nonprofit organization works in partnerships with residents, local government, business, and lending institutions to reclaim distressed properties and improve neighborhoods, as well as help families become economically self-sufficient. This contact indicated parts of the communities the organization serves are very impoverished, with no job opportunities, very high unemployment rates, and substandard housing conditions. Affording decent housing is difficult because of extremely low incomes of some residents. In general, the area faces challenges due to high-cost housing relative to low wage jobs in a predominantly service, tourism, and retail job economy.

The third organization is a collaboration of community leaders from a variety of public and private sectors whose purpose is to ensure fair and equal access to financial services and products and increased community investments. The contact stated that challenges include the proliferation of low-wage jobs where incomes are insufficient to meet housing, transportation, and other costs of living in the MSA. They also noted a large percentage of families in the MSA are "house burdened."

Refer to the market profiles for Florida in appendix C for detailed demographics and other performance context information for assessment areas that received full-scope reviews.

Scope of Evaluation in Florida

The Miami MSA assessment area received a full-scope evaluation. The Orlando MSA, Palm Bay MSA, Tampa MSA, and Vero Beach MSA assessment areas received limited-scope evaluations. The ratings for Florida are primarily based on the results of the full-scope review; however, performance in the limited-scope areas is considered collectively and have a greater influence on ratings than their significance to the bank would infer. Refer to the table in appendix A for more information.

In performing our analysis, the OCC placed the most weight on home mortgage lending. The OCC placed slightly lesser, but equal weight on small business and consumer lending. Within home mortgage lending, greater weight was placed on home purchase, with less weight placed on home refinance loans. Weightings are based primarily on the number of loans made during the evaluation period.

Valley made too few home improvement and multifamily loans in the Florida assessment areas to conduct a meaningful analysis. Additionally, Valley made too few loans to conduct a meaningful analysis in other areas as follows: all loan categories in Vero Beach; mortgage refinance loans in Orlando; and small business and auto loans in Palm Bay. The lack of lending in Vero Beach and other limited-scope assessment areas had a neutral impact on the bank's overall lending test performance due to Valley's tenure in the market.

LENDING TEST

The bank's performance under the Lending Test in Florida is rated High Satisfactory. Lending levels reflect adequate responsiveness to assessment area credit needs. The geographic distribution of loans reflects good penetration throughout the Miami MSA assessment area. The distribution of borrowers reflects adequate penetration among retail customers of different income levels and business customers of different size. Given the bank's tenure in the state, Valley has a relatively high level of CD loans.

Conclusions for Areas Receiving Full-Scope Reviews

Based on a full-scope review, the bank's performance in the Miami MSA assessment area is good.

Lending Activity

Lending levels reflect adequate responsiveness to assessment area credit needs.

While 1.0 percent of total bank loans were originated in the assessment area compared to 7.7 percent of total bank deposits, the imbalance is primarily attributed to deposits gained in the 1st United acquisition. Although the move into Florida was through acquisition of an existing bank, Valley was new to the market in Florida. Subsequent changes in lending underwriting criteria and bank products and services may have had a dampening effect on generating new business, particularly in the near-term following the acquisition.

Conclusions regarding lending activity are based on the total volume of lending throughout the evaluation period compared to deposit market share as of June 30, 2015. We used 2014

market share data to evaluate performance, because 2015 data was not yet available. Since the bank expanded its operations into Florida through acquisition in late 2014, very limited market share data is available for mortgage loans made. No market share data is available for small business lending in calendar year 2014, the year for which market share comparisons are made.

Refer to table 1 Lending Volume in the Florida section of appendix D for the facts and data used to evaluate the bank's lending activity.

Distribution of Loans by Income Level of the Geography

The geographic distribution of loans reflects good penetration throughout the full-scope assessment area. The geographic distribution of home mortgage loans is good. The distribution of loans to small businesses is excellent. The distribution of consumer loans is adequate. The OCC identified no unexplained, conspicuous gaps in the bank's lending patterns throughout its assessment areas.

Home Mortgage Loans

The geographic distribution of home mortgage loans in the Miami MSA assessment area reflects good penetration throughout the assessment area.

Refer to tables 2, 3, 4, 5 and 6 in the Florida section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations/purchases.

Home Purchase Loans

The geographic distribution of home purchase loans reflects excellent penetration throughout the Miami MSA assessment area. The percentage of loans in both low- and moderate-income geographies exceeds the percentage of owner-occupied units in those geographies.

Home Refinance Loans

The geographic distribution of home refinance loans reflects good penetration throughout the Miami MSA assessment area. The percentage of loans in low-income geographies exceeds the percentage of owner-occupied units in those geographies. The percentage of home refinance loans in moderate-income geographies is somewhat lower than the percentage of loans made in moderate-income geographies.

Loans to Small Businesses

The geographic distribution of small loans to businesses reflects excellent penetration throughout the Miami MSA assessment area. The percentage of small loans to businesses in low-income geographies exceeds the percentage of businesses located in low-income geographies. The percentage of small loans to businesses in moderate-income geographies equals the percentage of businesses located in moderate-income geographies.

Refer to table 6 in the Florida section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's origination/purchase of small loans to businesses.

Consumer Loans

The geographic distribution of consumer loans reflects adequate penetration throughout the Miami MSA assessment area. The percentage of loans in low- and moderate-income geographies is somewhat lower than the percentage of households in those geographies.

Refer to table 13 in the Florida section in in appendix D for the facts and data used to evaluate the borrower distribution of the bank's origination/purchase of consumer loans.

Lending Gap Analysis

The OCC evaluated the lending distribution in the Miami MSA assessment area to determine if any unexplained, conspicuous gaps existed. The OCC used basic dot density maps and other reports on HMDA and CRA loan data to compare the geographies where loans were made to the geographies in the assessment area. The OCC considered competition, market conditions, and demographic information. No unexplained, conspicuous gaps were identified.

Distribution of Loans by Income Level of the Borrower

Overall, the distribution of borrowers in the full-scope assessment area reflects adequate penetration among retail customers of different income levels and businesses of different sizes.

Home Mortgage Loans

The distribution of borrowers in the full-scope assessment area reflects good penetration among retail customers of different income levels.

Refer to tables 8, 9 10, 11 and 13 in the Florida section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

Home Purchase Loans

The overall borrower distribution of home purchase loans is excellent. The percentage of loans to low-income borrowers is lower than the percentage of low-income families. The percentage of loans to moderate-income borrowers significantly exceeds the percentage of moderate-income families in the assessment area.

Home Refinance Loans

The overall borrower distribution of home refinance loans is adequate. The percentage of loans to low-income borrowers is significantly lower than the percentage of low-income families. The percentage of loans to moderate-income borrowers exceeds the percentage of moderate-income families in the assessment area.

Loans to Small Businesses

The overall distribution of loans to small businesses (businesses with less than \$1 million in gross annual revenue) is adequate. The percentage of loans to small businesses is somewhat lower than the percentage of small businesses in the assessment area.

Refer to table 11 in the Florida section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's origination and purchase of small loans to businesses.

Consumer Loans

The distribution of consumer loans reflects adequate penetration among retail customers of different income levels. The percentage of loans to low-income borrowers is significantly lower than the percentage of low-income households. The percentage of loans to moderate-income borrowers exceeds the percentage of moderate-income households.

Refer to table 13 in the Florida section in in appendix C for the facts and data used to evaluate the borrower distribution of the bank's origination/purchase of consumer loans.

Community Development Lending

Valley made a relatively high level of CD loans in the Miami assessment area, considering the bank's tenure and limited presence in the market. The bank originated five loans totaling \$12.4 million during the evaluation period. Loans supported affordable housing and affordable child care for low- and moderate-income families, and a local revitalization program in the City of Miami. Loans are responsive to needs identified by one community contact, and to commonly recognized needs of low- and moderate-income working parents. The level of CD lending had a positive impact, serving to support the overall High Satisfactory Lending Test rating in Florida.

Refer to table 1 in the Florida section of appendix D for the facts and data used to evaluate the level of CD lending. This table includes all CD loans, including multifamily loans that also qualify as CD loans. In addition, table 5 includes geographic lending data on all multi-family loans, including those that also qualify as CD loans. Table 5 does not separately list CD loans, however.

Innovative or Flexible Lending Practices

Refer to the Overall CRA Rating summary page for details on bank-wide flexible lending programs. This had a positive impact and supports the bank's overall Lending Test rating.

Conclusions for Areas Receiving Limited-Scope Reviews

Based on limited-scope reviews, the bank's performance under the Lending Test in limited-scope areas relative to home purchase loans is generally stronger than the bank's performance in the full-scope area in Florida. This had a positive impact, but did not change the overall Lending Test rating. Additionally, Valley made five CD loans totaling \$28.5 million in limited-scope areas during the evaluation period.

INVESTMENT TEST

Valley's performance under the Investment Test in Florida is rated High Satisfactory.

Conclusions for Areas Receiving Full-Scope Reviews

Based on a full-scope review, the bank's performance in the Miami MSA assessment area is good.

Considering the bank's tenure in the market, Valley has a significant level of qualified CD investments and grants and exhibits good responsiveness to credit and community economic development needs in the Miami MSA.

In total, Valley made 27 investments and grants totaling \$17.5 million in the assessment area during the evaluation period. Because the bank was new to the market in late 2014, there are no investments from a prior period. The volume of investments made during the current period represent 10.3 percent of bank-wide qualified investments compared to 7.7 percent of total bank deposits in the Miami MSA assessment area.

Eight investments, totaling \$7.5 million, were made through mortgage-backed securities (MBS). The bank also made one investment totaling \$10.0 million to a low income housing tax credit program that supports affordable housing development, and 18 grants totaling \$43 thousand considered in affordable housing and community services for low- and moderate-income individuals and families, including financial education, legal aid services, health services, and after-school care. Valley's investment in the low-income housing tax credit provided funding to rehabilitate 330 low- or moderate-income housing units within the Opa-Locka area and 150 new units in the Miami-Dade County area. These investments were impactful and responsive to the overall community development needs of the Miami MSA assessment area.

Valley also made two donations totaling \$10,000 to a CD organization that serves Florida, including Valley assessment areas. Donations support a housing coalition that provides affordable housing and related services to low-and moderate-income families in Florida.

Refer to table 14 in the Florida section of appendix D for the facts and data used to evaluate Valley's level of qualified investments.

Conclusions for Areas Receiving Limited-Scope Reviews

Valley's performance under the Investment Test in the limited-scope area of Tampa is consistent with performance in the full-scope area. Performance in the Palm Bay, Vero Beach, and Orlando MSA assessment areas is weaker than performance in the full-scope area. This had a neutral impact on the bank's overall Investment Test rating in Florida.

SERVICE TEST

Valley's performance under the Service Test in Florida is rated Low Satisfactory. The level of CD services and performance in limited-scope assessment areas had a neutral impact on the overall Service Test rating.

Conclusions for Areas Receiving Full-Scope Reviews

Based on a full-scope review, the bank's performance in the Miami MSA is adequate.

Refer to table 15 in the Florida section of appendix D for the facts and data used to evaluate the distribution of the bank's branch delivery system and branch openings and closings, and the level and extent of CD services.

Retail Banking Services

Delivery systems are reasonably accessible to essentially all portions of the institution's assessment area. While the percentage of branches and ATMs are lower than both the distribution of population and geographies by tract income level, the OCC considered that the good level of lending in low- and moderate-income geographies and to low- and moderate-income individuals across the assessment area indicates the bank is serving all segments of its community. The OCC also consulted maps reflecting lending data and determined lending was distributed throughout the assessment area. These factors indicate delivery systems are serving essentially all portions of the bank's assessment area.

Valley operates 16 branches and 10 ATMs in the Miami MSA assessment area. In terms of the bank's presence relative to competition, Valley holds less than a one percent deposit market share and ranks 25 of 205 depository institutions in the assessment area. In the assessment area, no branches or ATMs are located in low-income geographies, compared to 4.7 percent of the population located in low-income geographies and 5.8 percent of the geographies defined as low-income; no branches and 10.0 percent of ATMs are located in moderate-income geographies, compared to 27.3 percent of the population located in moderate-income geographies and 25.9 percent of geographies identified as moderate-income.

Alternative systems for delivering retail banking services are offered bankwide and described on the "Overall CRA Rating" page at the beginning of this Performance Evaluation.

Valley neither opened nor closed branches in the Miami MSA assessment area during the evaluation period.

Services, including, where appropriate, business hours, do not vary in a way that inconveniences certain portions of the Miami MSA, particularly low- and moderate- income geographies and/or individuals. In general, branch services and hours are consistent across the assessment area. While branches do not offer weekend hours, 10 ATMs are available to customers 24 hours a day, seven days a week.

Community Development Services

Considering the bank's tenure in the market, Valley provides a relatively high level of CD services that were responsive to community needs in the full-scope area

During the evaluation period, Valley employees provided 227 hours of services requiring expertise in financial services to 11 different CD organizations in the Miami MSA assessment area. One employee also provided assistance to an organization that serves the entire state of Florida, including the bank's assessment areas. The organizations that received assistance from Valley employees support economic development through technical assistance for small businesses, as well as financial education for low- and moderate-income families and students.

Conclusions for Areas Receiving Limited-Scope Reviews

Valley's performance under the service test in the limited-scope areas is generally consistent with overall performance in the full-scope area. While the distribution of branch delivery systems was more favorable in the Palm Bay, Vero Beach, and Orlando MSA limited-scope areas, the bank provided no CD services in the Palm Bay MSA assessment area and served only one organization each in the Tampa and Vero Beach MSA assessment areas. As a result, performance in the limited-scope areas had a neutral impact on the bank's overall Service Test rating in Florida.

State of New Jersey

CRA Rating for New Jersey²: Satisfactory
The Lending Test is rated: Low Satisfactory
The Investment Test is rated: Low Satisfactory
The Service Test is rated: Low Satisfactory

The major factors considered in this rating include:

- Lending levels reflect adequate responsiveness to assessment area credit needs;
- The geographic distribution of loans reflects poor penetration throughout the assessment area;
- The distribution of borrowers reflects good penetration among retail customers of different income levels;
- Valley made an adequate level of CD loans;
- The bank has an adequate level of qualified CD investments and grants;
- Delivery systems are reasonably accessible to essentially all portions of the institution's assessment area; and
- Valley provided a good level of CD services that were responsive to community needs.

Description of Institution's Operations in New Jersey

Valley's operations in New Jersey rating area are limited to the Warren MSA assessment area. The assessment area is comprised of Warren County, NJ in the Allentown-Bethlehem-Easton PA-NJ MSA 10900. Refer to appendix A for details on the assessment area composition.

During the evaluation period, 0.3 percent of originated loans and 0.7 percent of bank-wide deposits were from the assessment area. As of June 30, 2015, Valley held deposits totaling \$107.3 million, which represented a 4.5 percent deposit market share and ranked Valley number seven of 13 depository financial institutions with operations in the assessment area. The top three depository institutions in the Warren MSA assessment area are PNC Bank, NA, First Hope Bank, NA, and Wells Fargo Bank, NA.

Valley has three full-service branches in the Warren MSA assessment area that account for 100 percent of its rated area deposits and loans originated during the evaluation period. Valley opened no new branches and closed no branches in the assessment area during the evaluation period.

Valley faces the same challenges related to auto lending in the Warren MSA assessment area as are described in the descriptions of the bank's operations in the NY-NJ MMSA and in Florida.

² For institutions with branches in two or more states in a multistate metropolitan area, this statewide evaluation does not reflect performance in the parts of this state 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.

The OCC made one community contact for the Warren MSA assessment area and reviewed the Warren NJ Community Development Block Grant (CDBG) Action Plan. The contact provided no comments on community needs; however, the CDBG plan identifies three primary objectives for serving low- and moderate-income individuals and neighborhoods: to provide decent affordable housing; create suitable living environments; and to create economic opportunities.

Refer to the market profile for New Jersey in appendix C for detailed demographics and other performance context information for assessment areas that received a full-scope review.

Scope of Evaluation in New Jersey

The Warren MSA assessment area received a full-scope evaluation.

In performing our analysis, the OCC placed equal weight on home mortgage, small business lending, and auto lending. While auto lending represents a significantly larger proportion of total lending, no peer data is available. The analysis is limited to comparisons of bank lending to demographic factors. We considered that Valley made too few home purchase and home improvement loans to conduct a meaningful analysis. The analysis of home mortgage lending is based solely on refinance loans.

Additionally, there are no low-income geographies in the assessment area. Conclusions on the geographic distribution of loans are based solely on performance in moderate-income geographies. For this reason, more consideration was given to the distribution of loans by borrower income and business size.

LENDING TEST

The bank's performance under the Lending Test in New Jersey is rated Low Satisfactory. Based on a full-scope review, Valley's performance in the Warren MSA assessment area is adequate.

Lending Activity

Relative to the bank's deposit market share and rank, lending levels reflect adequate responsiveness to assessment area credit needs.

Valley's market rank for mortgage and small business lending, relative to the number of reporting lenders in the assessment area, exceeds the bank's relative market rank in deposits. As of June 30, 2015, Valley had a 4.5 percent deposit market share and ranked in the 54th percentile (number 7 of 13) of depository institutions doing business in the Warren MSA assessment area. Valley held a market share of 0.8 percent and ranked in the eleventh percentile (number 25 out of 225) of HMDA reporters in the overall volume of HMDA lending. Valley held a 0.9 percent market share and ranked in the 35th percentile (number 17 of 49) of small business lenders in the assessment area.

Refer to the Lending Volume section of table 1 in the Warren MSA section of appendix D for the facts and data used to evaluate Valley's lending activity.

Distribution of Loans by Income Level of the Geography

The geographic distribution of loans reflects poor penetration throughout the Warren MSA assessment area, particularly to moderate-income geographies. The geographic distribution of home mortgage, small loans to businesses, and consumer loans is poor. The OCC identified no unexplained, conspicuous gaps in lending across the assessment area.

Home Mortgage Loans

The geographic distribution of home mortgage loans in the Warren MSA assessment area reflects poor penetration throughout the assessment area.

Refer to tables 2, 3, 4, 5 and 6 in the Florida section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations/purchases.

Home Refinance Loans

The geographic distribution of home refinance loans reflects poor penetration throughout the Warren MSA assessment area. The bank made no refinance loans in moderate-income geographies during the evaluation period.

In concluding on performance in moderate-income geographies, the OCC considered factors that indicate opportunities to lend are limited: moderate-income geographies represent only 13.0 percent of all geographies, and only 7.9 percent (2,490) of all owner occupied housing units are located in moderate-income geographies, limiting opportunities. We also considered that, had the analysis of home mortgage lending included all mortgage loans types as a whole, rather than by loan type, two of seven home purchase loans would have been factored into the analysis. From a purely quantitative perspective, the resulting comparison of bank lending to the percent of owner occupied housing units in moderate-income geographies would indicate adequate performance even before considering the factors mentioned here.

Small Loans to Businesses

The geographic distribution of small loans to businesses in the Warren MSA assessment area is poor. Valley made no small loans to businesses in moderate-income geographies during the evaluation period.

In concluding on performance in moderate-income geographies, the OCC considered that only 7.6 percent (522) of all businesses are located in moderate-income geographies. This, combined with the bank's limited presence in the market, demonstrated through very low deposit and lending market shares, indicate limited opportunities to lend in moderate-income geographies.

Refer to table 6 in the New Jersey section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's origination/purchase of small loans to businesses.

Consumer Loans

Considering performance context factors discussed in the Description of Institution's Operations in New Jersey above, the geographic distribution of consumer loans to households in the Warren MSA assessment area is poor. The percentage of consumer loans in moderate-income geographies is lower than the percentages of households located in moderate-income geographies. In concluding on performance in moderate-income geographies, the OCC considered the challenges related to auto lending described earlier.

Refer to table 13 in the New Jersey section in appendix C for the facts and data used to evaluate the geographic distribution of the bank's origination/purchase of consumer loans.

Lending Gap Analysis

The OCC evaluated the lending distribution in the Warren MSA assessment area to determine if any unexplained, conspicuous gaps existed. The OCC used HMDA and CRA data reports to compare the geographies where loans were made to the geographies in the assessment area. The OCC considered loan distributions, branch locations, competition, market conditions, and demographic information. No unexplained, conspicuous gaps were identified. This had a neutral impact on our conclusion regarding Valley's geographic distribution of loans.

Distribution of Loans by Income Level of the Borrower

The overall distribution of loans by income level of the borrower in Warren MSA assessment area reflects good penetration among retail customers of different income levels and business customers of different sizes. The distribution of home mortgage loans by borrower income level is adequate. The distribution of loans to small businesses (businesses with less than \$1 million in gross annual revenue) is good. The distribution of consumer loans by borrower income level is good.

Home Mortgage Loans

The overall distribution of home mortgage loans by income level of the borrower reflects good penetration throughout the assessment area.

Refer to tables 8, 9, and 10 in the New Jersey section in appendix C for the facts and data used to evaluate the borrower distribution of Valley's home mortgage loan originations and purchases.

Home Refinance Loans

Considering performance context factors noted in the Description of Institution's Operations in the New Jersey section and in the full-scope market profile in appendix C, the distribution of home refinance loans by income level of the borrower in the Warren MSA assessment area is adequate. Valley made no home refinance loans to low-income borrowers, the percentage of home refinance loans to moderate-income borrowers exceeds the percentage of moderate-income families in the assessment area. Valley made no loans to moderate-income borrowers in 2014, the single year for which market share comparisons are made.

Loans to Small Businesses

The distribution of loans to small businesses in the Warren MSA assessment area is good. Valley's percentage of loans to small businesses was near to the percentage of small businesses in the assessment area. Valley's market share of loans to small businesses exceeds its overall market share of loans to businesses.

Refer to table 11 in the New Jersey section in in appendix C for the facts and data used to evaluate the borrower distribution of the bank's origination/purchase of small loans to businesses.

Consumer Loans

The distribution of consumer loans to households in the Warren MSA assessment area is good. Valley's percentage of consumer loans to low-income borrowers is lower than the percentage of low-income families in the assessment area. Valley's percentage of consumer loans to moderate-income borrowers significantly exceeds the percentage of moderate-income families in the assessment area.

Refer to table 13 in the New Jersey section in in appendix C for the facts and data used to evaluate the borrower distribution of the bank's origination/purchase of consumer loans.

Community Development Lending

Valley made an adequate level of CD loans in the Warren MSA assessment area. Valley originated two loans totaling \$200 thousand during the evaluation period. The loans supported a CD organization that builds affordable housing for low- or moderate-income home buyers. The OCC considered that opportunities to lend for CD purposes were limited, demonstrated by the bank's minimal deposit and lending market shares, and the relatively narrow geographic scope of the assessment area. The level of CD lending had a neutral impact on the Lending Test rating.

Refer to table 1 Lending Volume in appendix C for the facts and data used to evaluate the bank's level of CD lending. This table includes all CD loans, including multifamily loans that also qualify as CD loans.

Innovative or Flexible Lending Practices

Refer to the Overall CRA Rating summary page for details on bank-wide innovative and flexible lending programs. This had a positive impact and supports the bank's overall Lending Test rating.

INVESTMENT TEST

Valley's performance under the Investment Test in the New Jersey is rated Low Satisfactory. Based on a full-scope review, the bank's performance in the Warren MSA assessment area is adequate.

Valley has an adequate level of qualified CD investments and grants and exhibits adequate responsiveness to credit and community economic development needs. In total, the investments made during the current and prior periods in the assessment area are 2.5 percent of bank wide qualified investments compared to 0.7 percent of total bank deposits in the Warren MSA assessment area.

In total, Valley made seven investments and grants totaling \$4.2 million during the evaluation period. Valley made two investments totaling \$4.2 million in mortgage backed securities, each secured by multifamily rental properties that provide affordable housing for low- and moderate-income residents. Valley also made four donations totaling \$18 thousand to organizations serving New Jersey, including the Warren MSA assessment area, and one donation of \$5 thousand to a CD organization serving the Warren MSA assessment area. The donation supported a matched savings program targeted to low- and moderate-income families to support home ownership or start new small businesses. These donations support housing and CD networks that provide support and counseling to low- and moderate-income individuals.

Refer to table 14 in the New Jersey section of appendix D for the facts and data used to evaluate Valley's level of qualified investments.

SERVICE TEST

Valley's performance under the Service Test in New Jersey is rated Low Satisfactory. Based on a full-scope review, the bank's performance in the Warren MSA assessment area is adequate.

Refer to table 15 in the New Jersey section of appendix D for the facts and data used to evaluate the distribution of the bank's branch delivery system and branch openings and closings, and the level and extent of CD services.

Retail Banking Services

Delivery systems are reasonably accessible to essentially all portions of the institution's assessment area in the Warren MSA. The bank has three branch locations in the Warren MSA assessment area. The assessment area contains no low-income tracts. No branches are located in moderate-income tracts, compared to 11.0 percent of the population located in moderate-income tracts and 13.4 percent of tracts (three of 23) in the assessment area identified as moderate-income. The OCC considered the tenure of branch locations; all three were acquired by Valley in 1995. The OCC also considered that Valley's branch locations are reasonably disbursed across the assessment area; moderate-income tracts are located in the far southwest corner of the assessment area in a narrow area bordering Pennsylvania; the dispersion of low- and moderate-income families across the assessment area; and Valley's good performance in lending to low- and moderate-income borrowers.

The bank did not open or close any branches during the evaluation period.

Services, including business hours, do not vary in a way that inconveniences portions of the Warren MSA assessment area, particularly moderate-income geographies and/or low- or moderate-income individuals. The three branches in the Warren MSA assessment area have

traditional banking business hours, including extended Friday hours and Saturday service. All three locations also provide drive-up services.

Alternative systems for delivering retail banking services are offered bankwide and described on the Overall CRA Rating page at the beginning of this Performance Evaluation.

Community Development Services

Valley provided a good level of CD services within the Warren MSA assessment area, considering the limited branch presence and geographic scope of the area. Valley employees devoted 111 hours to nine different organizations, providing financial education to students in schools primarily serving LMI students, low- and moderate-income senior citizens, and employees at childcare centers primarily serving low- and moderate-income families, as well as conducting financial knowledge sharing sessions with small business owners.

Appendix A: Scope of Evaluation

The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the metropolitan and nonmetropolitan areas that received comprehensive evaluation review (designated by the term “full-scope”) and those that received a less comprehensive review (designated by the term “limited-scope”).

Time Period Reviewed	Lending Test (excludes CD Loans): 1/1/2013 to 12/31/2015 Investment and Service Tests and CD Loans: 6/4/2013 to 12/31/2015	
Financial Institution	Products Reviewed	
Valley National Bank	Home Mortgage, Small Business, Motor Vehicle and Community Development Loans Retail and Community Development Services Qualified Investments	
Affiliate(s)	Affiliate Relationship	Products Reviewed
None		
List of Assessment Areas and Type of Evaluation		
Assessment Area	Type of Evaluation	Other Information
NY-NJ MMSA	Full-scope	Portion of MSA 35620 New York-Newark-Jersey City, NY-NJ-PA MSA: New Jersey Counties of Bergen, Essex, Hudson, Middlesex, Monmouth, Morris, Passaic, Somerset, Sussex, Union; New York Counties of Kings, Nassau, New York, Suffolk, Queens
State of Florida Miami MSA	Full-scope	MSA 33100 Miami-Fort Lauderdale-West Palm Beach, FL: Counties of Broward, Miami-Dade, Palm Beach
Palm Bay MSA	Limited-scope	MSA 37340 Palm Bay-Melbourne-Titusville, FL (Brevard County)
Tampa MSA	Limited-scope	Portion of MSA 45300 Tampa-St. Petersburg-Clearwater, FL: Counties of Hillsborough, Pinellas
Vero Beach MSA	Limited-scope	MSA 42680 Sebastian-Vero Beach, FL (Indian River County)
Orlando MSA	Limited-scope	Portion of MSA 36740 Orlando-Kissimmee-Sanford, FL: Counties of Orange, Seminole
State of New Jersey Warren MSA	Full-scope	Portion of MSA 10900 Allentown-Bethlehem-Easton, PA-NJ (Warren County, NJ)

Appendix B: Summary of State Ratings

RATINGS: Valley National Bank (Valley)				
Overall Bank:	Lending Test Rating*	Investment Test Rating	Service Test Rating	Overall Bank/State Rating
Valley National Bank	High Satisfactory	Outstanding	Low Satisfactory	Satisfactory
Multistate MSA:				
NY-NJ MMSA	High Satisfactory	Outstanding	High Satisfactory	Satisfactory
State:				
Florida	High Satisfactory	High Satisfactory	Low Satisfactory	Satisfactory
New Jersey	Low Satisfactory	Low Satisfactory	Low Satisfactory	Satisfactory

(*) The Lending Test is weighted more heavily than the Investment and Service Tests in the overall rating.

Appendix C: Market Profiles for Full-Scope Areas

NY-NJ Multistate MSA Full-Scope Area

Demographic Information for Full Scope Area: NY-NJ MMSA 2013						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	3,615	8.46	22.46	36.68	30.59	1.80
Population by Geography	14,920,476	8.56	23.61	35.87	31.86	0.10
Owner-Occupied Housing by Geography	2,838,064	2.22	13.64	41.49	42.65	0.00
Business by Geography	1,328,676	5.44	16.34	33.59	42.99	1.65
Farms by Geography	16,659	2.19	12.53	42.52	42.48	0.28
Family Distribution by Income Level	3,549,639	23.08	16.58	19.07	41.27	0.00
Distribution of Low and Moderate Income Families throughout AA Geographies	1,407,811	14.97	33.91	35.28	15.83	0.00
Median Family Income FFIEC Adjusted Median Family Income for 2013 Households Below Poverty Level Families Below Poverty		74,838 77,396 13.4% 11.3%	Median Housing Value Unemployment Rate (2013- Department of Labor)		501,649 6.6%	

(*) The NA category consists of geographies that have not been assigned an income classification.
Source: 2010 US Census and 2013 FFIEC updated MFI

Demographic Information for Full Scope Area: NY-NJ MMSA 2015						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	3,615	9.27	23.65	33.75	31.54	1.80
Population by Geography	14,920,476	9.29	24.66	32.19	33.76	0.10
Owner-Occupied Housing by Geography	2,838,064	2.34	14.14	37.48	46.03	0.00
Business by Geography	1,095,149	5.88	17.34	30.78	44.48	1.52
Farms by Geography	15,093	2.10	12.69	37.80	47.26	0.15
Family Distribution by Income Level	3,549,639	23.46	16.35	18.53	41.66	0.00
Distribution of Low and Moderate Income Families throughout AA Geographies	1,413,042	16.51	35.23	31.72	16.53	0.00
Median Family Income FFIEC Adjusted Median Family Income for 2015 Households Below Poverty Level Families Below Poverty		75,117 79,503 14.1% 11.0%	Median Housing Value Unemployment Rate (2015 - US Census)		501,649 4.7%	

(*) The NA category consists of geographies that have not been assigned an income classification.
Source: 2010 US Census and 2015 FFIEC updated MFI

The NY-NJ MMSA assessment area is comprised of portions of the multistate MSA 35620 New York-Newark-Jersey City, NY-NJ-PA. The area includes the New Jersey Counties of Bergen, Essex, Hudson, Middlesex, Monmouth, Morris, Passaic, Somerset, Sussex, and Union, and the New York Counties of Kings, Nassau, New York, Suffolk, and Queens. Valley has 186 full-service branches in the assessment area. In addition, Valley operates 204 ATMs in the NY-NJ MMSA: 184 depository ATMs and 20 cash only ATMs.

As of June 30, 2015, Valley held a 1.0 percent deposit market share in the assessment area and ranked number 15 out of 184 depository financial institutions doing business in the NY-NJ MMSA assessment area. The bank's three major competitors are JPMorgan Chase, which ranked number one in deposit market share (34.5 percent) with 720 offices, The Bank of New York Mellon, which ranked number two in deposit share (9.7 percent) with one office, and Bank of America, N.A., which ranked number three in deposit share (8.1 percent) with 377 offices.

According to the U. S. Bureau of Labor and Statistics, the unemployment rate in the NY-NJ MMSA was 5.8 percent in 2013 and 4.70 percent in 2015. According to the US Census Bureau's American Community Survey, 13.4 percent and 14.1 percent of households were below poverty in 2013 and 2015, respectively. Of families in the MMSA, 11.3 percent and 11.0 percent were below poverty in 2013 and 2015, respectively.

The major occupations in the MMSA are in finance, international trade, new and traditional media, real estate, education, fashion and entertainment, tourism, biotechnology, and manufacturing. Major employers in the Newark, NJ (portion of the MSA) are Wakefern Food Corp, Rutgers University, Barabas Health Corp, and Walmart. In the New York, NY (portion of the MSA) major employers include Metropolitan Transportation Authority, the federal government, New York City Health and Hospital Corporation, and JPMorgan Chase Co.

The number of vacant rental units in New Jersey is 76,949 representing a vacancy rate of 6.8 percent. Among all U.S. states, New Jersey ranks 18th for the lowest vacancy rates. New York ranks first with a vacancy rate of 4.5 percent.

According to a report issued by the New York State Comptroller, areas immediately outside of New York City have the greatest number of pending foreclosures in the state. According to the report, the number of pending foreclosure cases in Long Island and the mid-Hudson region rose 63 percent from 25,097 at the beginning of 2013 to 40,985 in 2015. During the same time period, pending foreclosure cases across upstate New York grew by 47 percent. Due to New York's judicial foreclosure process, foreclosures in New York currently take about 1,498 days in foreclosure proceedings before exiting. That's up from 1,339 days compared to 2013.

During the 12 months ending June 2015, home sales decreased four percent, to 46,100 homes, but the average price increased 12 percent to \$892,800 (Real Estate Board of New York). Rental market conditions among the five submarkets range from balanced to slightly tight. The apartment vacancy rate for the area in the second quarter of 2015 was 2.7 percent, down from 3.0 percent a year earlier. The average rent rose two percent during the past two years to \$3,374.

State of Florida Full-Scope Area

Miami MSA

Demographic Information for Full Scope Area: Miami MSA 2015						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	1,216	5.84	25.90	33.31	32.81	2.14
Population by Geography	5,564,635	4.72	27.31	34.60	33.06	0.31
Owner-Occupied Housing by Geography	1,329,038	2.06	23.11	36.26	38.56	0.00
Business by Geography	817,425	3.34	21.89	30.29	43.66	0.82
Farms by Geography	12,551	3.12	22.70	31.59	42.36	0.24
Family Distribution by Income Level	1,317,377	22.42	17.35	18.93	41.30	0.00
Distribution of Low and Moderate Income Families throughout AA Geographies	523,897	8.40	39.43	34.29	17.86	0.02
Median Family Income		57,777	Median Housing Value		284,593	
FFIEC Adjusted Median Family Income for 2015		58,035	Unemployment Rate (2015- Department of Labor)		5.5%	
Households Below Poverty Level		16.6%				
Families Below Poverty		12.8%				

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

Source: 2010 US Census and 2015 FFIEC updated MFI

Valley’s Miami assessment area is comprised of the entire MSA 33100 Miami-Fort Lauderdale-West Palm Beach, FL. The areas includes the counties of Broward, Miami-Dade, and Palm Beach. Valley serves the assessment area through 16 full-service branches and 10 full-service ATMs.

Based on June 30, 2015 FDIC Summary of Deposits data, Valley ranks number 25 out of 105 financial institutions for its market share of deposits and has 5.3 percent of the total deposits in the assessment area. Banking competition is strong for both loans and deposits in the Miami MSA. The top three banking competitors in the assessment area are Wells Fargo, which ranked number one in deposit share (17.0 percent) with 213 branches, Bank of America, which ranked number two in market share of deposits (16.4 percent) with 198 branches, and Citibank, which ranked number three in deposit share (7.8 percent) with 54 branches.

Based on information from the Florida Department of Labor’s Report of the major employers for Florida Counties, primary employers for the region include Baptist Health South Florida, University of Miami, American Airlines, Florida Power and Light Company, and state/federal government.

According to the U. S. Bureau of Labor and Statistics, the 2015 unemployment rate in the Miami MSA was 5.5 percent and the unemployment rate for Florida was 5.1 percent. According to the US Census Bureau’s American Community Survey, the 2014 percentages of persons below poverty level were 16.6 percent in the Miami MSA. According to the US Census Bureau’s American Community Survey, the 2014 percentages of households below poverty

level were 15.3 percent. After 3 years of annual job losses, nonfarm payrolls have increased in Miami-Dade County since 2010, and have reached record levels of growth in 2014 and 2015, when payrolls increased an average of 3.1 percent a year.

With 2.69 million inhabitants as of 2015, the Miami metropolitan area is the most populous in Florida and second largest in the southeastern United States. Because the population of south Florida is largely confined to a strip of land between the Atlantic Ocean and the Everglades, the Miami urbanized area (that is, the area of contiguous urban development) is about 110 miles (180 km) long (north to south), but never more than 20 miles (32 km) wide, and in some areas only 5 miles (8.0 km) wide (east to west). The MSA is longer than any other urbanized area in the United States except for the New York metropolitan area.

According to the Miami Community Development Office (MCDO), the median home value has increased by 139 percent over the past decade mostly driven by a rebound in the condominium real estate market that has recovered quickly after the housing bubble burst. The MCDO also notes the average household in the City of Miami cannot afford to purchase a single-family home or condominium without becoming cost-burdened.

State of New Jersey Full-Scope Area

Warren MSA

Demographic Information for Full Scope Area: Warren MSA 2015						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	23	0.00	13.04	30.43	56.52	0.00
Population by Geography	108,692	0.00	10.98	24.89	64.13	0.00
Owner-Occupied Housing by Geography	31,528	0.00	7.90	24.34	67.75	0.00
Business by Geography	6,885	0.00	7.58	27.09	65.33	0.00
Farms by Geography	438	0.00	1.60	14.38	84.02	0.00
Family Distribution by Income Level	29,747	14.02	13.19	20.74	52.04	0.00
Distribution of Low and Moderate Income Families throughout AA Geographies	8,095	0.00	22.75	30.01	47.24	0.00
Median Family Income FFIEC Adjusted Median Family Income for 2015		68,935 71,200	Median Housing Value Unemployment Rate (2015- Department of Labor)		299,529 5.2%	
Households Below Poverty Level Families Below Poverty		7.9% 10.6%				

(*) The NA category consists of geographies that have not been assigned an income classification.
Source: 2010 US Census and 2015 FFIEC updated MFI

Valley’s Warren MSA assessment area consists of a portion of MSA 10900 Allentown-Bethlehem-Easton, PA-NJ (Warren County, NJ). Valley serves the assessment area through three full-service branches in Warren County. In addition, Valley maintains three full-service ATMs in the assessment area.

Based on June 30, 2015 FDIC Summary of Deposits data, Valley ranks number seven out of 13 financial institutions for its market share of deposits and has 4.7 percent of the total deposits in the assessment area. Banking competition is strong for both loans and deposits in the MSA. The top three banking competitors in the Warren MSA assessment area are PNC Bank, which ranked first in deposit share (30.60 percent), First Hope Bank, NA which ranked second in market share of deposits (10.82 percent) and Wells Fargo Bank, which ranked third in deposit share (10.47 percent).

Information obtained from the New Jersey Department of Development indicate that the major employers in Warren County include the Warren County Schools, Department of Public Safety, the County of Warren, and Glen Raven Inc.

The unemployment rate in Warren County for 2015 was 5.2 percent, which reflects a decrease from 2013 when the unemployment rate was 6.1 percent. According to the US Census Bureau’s American Community Survey, the 2014 percentages of households below poverty level were 7.9 percent. The household poverty rate for New Jersey was 10.7 percent. This represents a decrease from 2013 when the household poverty level was 11.1 percent.

The total number of households in the county from 2010-2014 was 41,548. The total number of renter households in the county is 10,490 which means that 25.3 percent of households are renter households. According to data obtained from the NJ State Division of Taxation, the average home sale price in Warren County in 2015 was \$244,676.

According to the Economic Policy Institution, overall, the cost of living in Warren County is 19.0 percent higher than the average cost of living in the United States. New Jersey has a cost of living that is likewise higher than the average cost of living in the United States, but is 22.0 percent higher. Of the 11 locations included in the Economic Policy Institute's dataset for New Jersey, Warren County is the 8th most expensive.

A 2014 report by the National Low Income Housing Coalition, a public policy and advocacy group for affordable housing, ranked New Jersey as the fifth most expensive state for renters. It found a family must earn \$51,838 a year to afford an average, two-bedroom apartment, costing \$1,296 a month. According to the FFIEC, the maximum annual income for moderate- income borrowers was \$56,747 for the same time period.

According to NJ.com, New Jersey continues to lead the country in foreclosures despite a national trend showing many states recovering to pre-recession numbers. New Jersey's foreclosure rate was the highest in the nation in the third quarter of 2015. New Jersey also has the longest turnaround time in the nation for properties with negative equity, averaging 1,249 days as a foreclosure property.

Information obtained from Moody's indicates that New Jersey's economy is expected to grow at a modest pace over the next two years, but lagging behind the U.S. as a whole. Weaknesses in gaming and slow growth in transportation and financial services will be a counterbalancing force on other economic areas.

Appendix D: Tables of Performance Data

Content of Standardized Tables

References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Evaluation). For purposes of reviewing the Lending Test tables, the following are applicable: (1) purchased loans are treated as originations/purchases and market share is the number of loans originated and purchased by the bank as a percentage of the aggregate number of reportable loans originated and purchased by all lenders in the MA/assessment area; (2) Partially geocoded loans (loans where no census tract is provided) cannot be broken down by income geographies and, therefore, are only reflected in the Total Loans in Core Tables 2 through 7 and part of Table 13; and (3) Partially geocoded loans are included in the Total Loans and % Bank Loans Column in Core Tables 8 through 12 and part of Table 13. Tables without data are not included in this PE.

The following is a listing and brief description of the tables:

Table 1. Lending Volume - Presents the number and dollar amount of reportable loans originated and purchased by the bank over the evaluation period by MA/assessment area. Community development loans to statewide or regional entities or made outside the bank’s assessment area may receive positive CRA consideration. See Interagency Q&As. 12 (i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such loans. Refer to the CRA section of the Compliance Policy intranet page for guidance on table placement.

Table 1. Other Products - Presents the number and dollar amount of any unreported category of loans originated and purchased by the bank over the evaluation period by MA/assessment area. Examples include consumer loans or other data that a bank may provide, at its option, concerning its lending performance. This two-page table lists specific categories.

Table 2. Geographic Distribution of Home Purchase Loans - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents market share information based on the most recent aggregate market data available.

Table 3. Geographic Distribution of Home Improvement Loans - See Table 2.

Table 4. Geographic Distribution of Home Mortgage Refinance Loans - See Table 2.

Table 5. Geographic Distribution of Multifamily Loans - Compares the percentage distribution of the number of multifamily loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of

multifamily housing units throughout those geographies. The table also presents market share information based on the most recent aggregate market data available.

Table 6. Geographic Distribution of Small Loans to Businesses - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) throughout those geographies. The table also presents market share information based on the most recent aggregate market data available. Because small business data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.

Table 7. Geographic Distribution of Small Loans to Farms - The percentage distribution of the number of small loans (less than or equal to \$500 thousand) to farms originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of farms (regardless of revenue size) throughout those geographies. The table also presents market share information based on the most recent aggregate market data available. Because small farm data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.

Table 8. Borrower Distribution of Home Purchase Loans - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MA/assessment area. The table also presents market share information based on the most recent aggregate market data available.

Table 9. Borrower Distribution of Home Improvement Loans - See Table 8.

Table 10. Borrower Distribution of Refinance Loans - See Table 8.

Table 11. Borrower Distribution of Small Loans to Businesses - Compares the percentage distribution of the number of small loans (less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to the percentage distribution of businesses with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the business. Market share information is presented based on the most recent aggregate market data available.

Table 12. Borrower Distribution of Small Loans to Farms - Compares the percentage distribution of the number of small loans (less than or equal to \$500 thousand) originated and purchased by the bank to farms with revenues of \$1 million or less to the percentage distribution of farms with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the farm. Market share information is presented based on the most recent aggregate market data available.

Table 13. Geographic and Borrower Distribution of Consumer Loans (OPTIONAL) - For geographic distribution, the table compares the percentage distribution of the number of loans

originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of households within each geography. For borrower distribution, the table compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage of households by income level in each MA/assessment area.

Table 14. Qualified Investments - Presents the number and dollar amount of qualified investments made by the bank in each MA/AA. The table separately presents investments made during prior evaluation periods that are still outstanding and investments made during the current evaluation period. Prior-period investments are reflected at their book value as of the end of the evaluation period. Current period investments are reflected at their original investment amount even if that amount is greater than the current book value of the investment. The table also presents the number and dollar amount of unfunded qualified investment commitments. In order to be included, an unfunded commitment must be legally binding and tracked and recorded by the bank's financial reporting system.

A bank may receive positive consideration for qualified investments in statewide/regional entities or made outside of the bank's assessment area. See Interagency Q&As. 12 (i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such investments. Refer to the CRA section of the Compliance Policy intranet page for guidance on table placement.

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings - Compares the percentage distribution of the number of the bank's branches in low-, moderate-, middle-, and upper-income geographies to the percentage of the population within each geography in each MA/AA. The table also presents data on branch openings and closings in each MA/AA.

Table 1. Lending Volume

LENDING VOLUME													Geography: NY-NJ MMSA		Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2013	
Assessment Area (2013):	% of Rated Area Loans (#) in MA/AA*	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development Loans**		Total Reported Loans		% of Rated Area Deposits in MA/AA***				
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$(000's)					
Full Review:																
NY-NJ MMSA	100.00	5,352	1,819,089	1,742	404,376	0	0	3	8,090	7,097	2,231,555	100.00				

* Loan Data as of December 31, 2013. Rated area refers to either state or multi-state MA rating area.

** The evaluation period for Community Development Loans is from June 04, 2013 to December 31, 2015.

*** Deposit Data as of June 30, 2015. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Table 1. Lending Volume

LENDING VOLUME													Geography: MMSA 35620 NY-NJ	Evaluation Period: JANUARY 1, 2014 TO DECEMBER 31, 2015
Assessment Area (2015):	% of Rated Area Loans (#) in MA/AA*	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development Loans**		Total Reported Loans		% of Rated Area Deposits in MA/AA***		
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$(000's)			
Full Review:														
NY-NJ MMSA	100.00	3,654	1,464,212	1,916	413,305	0	0	77	496,210	5,647	2,373,727	100.00		

* Loan Data as of December 31, 2015. Rated area refers to either state or multi-state MA rating area.

** The evaluation period for Community Development Loans is from June 04, 2013 to December 31, 2015.

*** Deposit Data as of June 30, 2015. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Table 1. Other Products

LENDING VOLUME		Geography: NY-NJ MMSA Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2013												
Assessment Area (2013):	% of Rated Area Loans (#) in MA/AA*	Total Optional Loans**		Small Business Real Estate Secured**		Home Equity**		Motor Vehicle**		Credit Card**		Other Secured Consumer**		% of Rated Area Deposits in AA***
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	
Full Review:														
NY-NJ MMSA	100.00	9,285	279,008	340	74,988	0	0	8,945	204,020	0	0	0	0	100.00

* Loan Data as of December 31, 2013. Rated area refers to either state or multi-state MA rating area.

** The evaluation period for Optional Product Line(s) is from January 01, 2013 to December 31, 2013.

*** Deposit Data as of June 30, 2015. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Table 1. Other Products

LENDING VOLUME		Geography: MMSA 35620 NY-NJ Evaluation Period: JANUARY 1, 2014 TO DECEMBER 31, 2015												
Assessment Area (2015):	% of Rated Area Loans (#) in MA/AA*	Total Optional Loans**		Small Business Real Estate Secured**		Home Equity**		Motor Vehicle**		Credit Card**		Other Secured Consumer**		% of Rated Area Deposits in AA***
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	
Full Review:														
NY-NJ MMSA	100.00	21,845	524,211	2	786	0	0	21,843	523,425	0	0	0	0	100.00

* Loan Data as of December 31, 2015. Rated area refers to either state or multi-state MA rating area.

** The evaluation period for Optional Product Line(s) is from January 01, 2014 to December 31, 2015.

*** Deposit Data as of June 30, 2015. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Table 2. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE Geography: NY-NJ MMSA Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2013															
Assessment Area:	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Over all	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	324	100.00	2.22	1.85	13.64	4.94	41.49	29.32	42.65	63.89	0.25	0.18	0.10	0.20	0.34

* Based on 2013 Peer Mortgage Data -- US and PR

** Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 2. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE Geography: MMSA 35620 NY-NJ Evaluation Period: JANUARY 1, 2014 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Over all	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	765	100.00	2.34	1.83	14.14	10.33	37.49	25.75	46.03	62.09	0.23	0.03	0.07	0.12	0.36

* Based on 2014 Peer Mortgage Data -- US and PR

** Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 3. Geographic Distribution of Home Improvement Loans

Geographic Distribution: HOME IMPROVEMENT Geography: NY-NJ MMSA Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2013															
Assessment Area:	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Overa ll	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	83	100.00	2.22	1.20	13.64	13.25	41.49	33.73	42.65	51.81	0.73	0.53	0.92	0.62	0.80

* Based on 2013 Peer Mortgage Data -- US and PR

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 3. Geographic Distribution of Home Improvement Loans

Geographic Distribution: HOME IMPROVEMENT Geography: MMSA 35620 NY-NJ Evaluation Period: JANUARY 1, 2014 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Overa ll	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	336	100.00	2.34	0.89	14.14	4.17	37.49	25.89	46.03	69.05	1.80	0.57	0.60	1.22	2.49

* Based on 2014 Peer Mortgage Data -- US and PR

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 4. Geographic Distribution of Home Mortgage Refinance Loans

Geographic Distribution: HOME MORTGAGE REFINANCE Geography: NY-NJ MMSA Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2013															
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Overall	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	4,763	100.0	2.22	0.46	13.64	3.49	41.49	27.84	42.65	68.21	2.54	0.67	0.93	1.98	3.26

* Based on 2013 Peer Mortgage Data -- US and PR

** Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 4. Geographic Distribution of Home Mortgage Refinance Loans

Geographic Distribution: HOME MORTGAGE REFINANCE Geography: MMSA 35620 NY-NJ Evaluation Period: JANUARY 1, 2014 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Overall	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	2,390	100.0	2.34	0.71	14.14	5.06	37.49	25.31	46.03	68.91	0.99	0.40	0.37	0.77	1.30

* Based on 2014 Peer Mortgage Data -- US and PR

** Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 5. Geographic Distribution of Multifamily Loans

Geographic Distribution: MULTIFAMILY Geography: NY-NJ MMSA Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2013															
Assessment Area:	Total Multifamily Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% of MF Units***	% BANK Loans****	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	Overall	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	180	100.00	13.25	4.44	27.45	13.89	24.39	11.67	34.91	70.00	4.26	1.50	1.74	2.00	10.48

* Based on 2013 Peer Mortgage Data -- US and PR

** Multi-family loans originated and purchased in the MA/AA as a percentage of all multi-family loans originated and purchased in the rated area.

*** Percentage of Multi-Family Units is the number of multi-family units in a particular geography divided by the number of multifamily housing units in the area based on 2010 Census information.

**** Multifamily loan distribution includes Home Purchases, Home Improvement and Refinances.

Table 5. Geographic Distribution of Multifamily Loans

Geographic Distribution: MULTIFAMILY Geography: MMSA 35620 NY-NJ Evaluation Period: JANUARY 1, 2014 TO DECEMBER 31, 2015																
Assessment Area:	Total Multifamily Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*					
	#	% of Total**	% of MF Units***	% BANK Loans****	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	Overa ll	Low	Mod	Mid
Full Review:																
NY-NJ MMSA	163	100.00	14.65	12.27	29.09	13.50	21.22	19.02	35.03	55.21	2.18	1.13	0.63	1.91	5.02	

* Based on 2014 Peer Mortgage Data -- US and PR

** Multi-family loans originated and purchased in the MA/AA as a percentage of all multi-family loans originated and purchased in the rated area.

*** Percentage of Multi-Family Units is the number of multi-family units in a particular geography divided by the number of multifamily housing units in the area based on 2010 Census information.

**** Multifamily loan distribution includes Home Purchases, Home Improvement and Refinances.

Table 6. Geographic Distribution of Small Loans to Businesses

Geographic Distribution: SMALL LOANS TO BUSINESSES Geography: NY-NJ MMSA Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2013															
Assessment Area:	Total Small Business Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% of Businessses***	% BANK Loans	% of Businessses***	% BANK Loans	% of Businessses***	% BANK Loans	% of Businessses***	% BANK Loans	Overall	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	1,703	100.0	5.44	3.76	16.34	10.57	33.59	26.72	42.99	58.95	0.50	0.38	0.37	0.40	0.64

* Based on 2013 Peer Small Business Data -- US and PR

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Source Data - Dun and Bradstreet (2013).

Table 6. Geographic Distribution of Small Loans to Businesses

Geographic Distribution: SMALL LOANS TO BUSINESSES Geography: MMSA 35620 NY-NJ Evaluation Period: JANUARY 1, 2014 TO DECEMBER 31, 2015															
Assessment Area:	Total Small Business Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% of Business***	% BANK Loans	% of Business***	% BANK Loans	% of Business***	% BANK Loans	% of Business***	% BANK Loans	Overall	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	1,895	100.0	5.88	3.48	17.34	9.92	30.78	24.75	44.48	61.85	0.49	0.29	0.30	0.41	0.64

* Based on 2014 Peer Small Business Data -- US and PR

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Source Data - Dun and Bradstreet (2015).

Table 8. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE Geography: NY-NJ MMSA Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2013															
Assessment Area:	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total**	% Families***	% BANK Loans***	% Families*	% BANK Loans**	% Families***	% BANK Loans****	% Families**	% BANK Loans****	Overall	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	324	100.0	23.08	4.18	16.58	15.43	19.07	23.15	41.27	57.23	0.27	0.37	0.27	0.26	0.27

* Based on 2013 Peer Mortgage Data -- US and PR

** Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2010 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 4.0% of loans originated and purchased by bank.

* Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 8. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE Geography: MMSA 35620 NY-NJ Evaluation Period: JANUARY 1, 2014 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total**	% Families***	% BANK Loans***	% Families*	% BANK Loans**	% Families***	% BANK Loans****	% Families**	% BANK Loans****	Overall	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	765	100.0	23.46	4.71	16.35	26.14	18.53	18.51	41.66	50.65	0.27	0.16	0.15	0.26	0.30

* Based on 2014 Peer Mortgage Data -- US and PR

** Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2010 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 19.5% of loans originated and purchased by bank.

* Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 9. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT Geography: NY-NJ MMSA Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2013															
Assessment Area:	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total**	% Families***	% BANK Loans**	% Families*	% BANK Loans***	% Families***	% BANK Loans***	% Families***	% BANK Loans***	Overall	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	83	100.0	23.08	3.70	16.58	19.75	19.07	18.52	41.27	58.02	0.76	0.47	1.05	0.57	0.81

* Based on 2013 Peer Mortgage Data -- US and PR

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2010 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 2.4% of loans originated and purchased by bank.

* Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 9. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT Geography: MMSA 35620 NY-NJ Evaluation Period: JANUARY 1, 2014 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share [†]				
	#	% of Total ^{**}	% Families ^{***}	% BANK Loans ^{**}	% Families [*]	% BANK Loans ^{***}	% Families ^{***}	% BANK Loans ^{***}	% Families ^{***}	% BANK Loans ^{***}	Overall	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	336	100.0	23.46	2.70	16.35	10.51	18.53	20.12	41.66	66.67	1.97	1.34	1.47	1.83	2.20

* Based on 2014 Peer Mortgage Data -- US and PR

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2010 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 0.9% of loans originated and purchased by bank.

† Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 10. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE Geography: NY-NJ MMSA Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2013															
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total**	% Families***	% BANK Loans****	% Families*	% BANK Loans****	% Families**	% BANK Loans****	% Families**	% BANK Loans***	Overa II	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	4,763	100.0	23.08	1.44	16.58	11.37	19.07	23.99	41.27	63.19	2.87	0.86	2.66	3.14	2.96

* Based on 2013 Peer Mortgage Data -- US and PR

** Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2010 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 0.9% of loans originated and purchased by bank.

* Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 10. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE Geography: MMSA 35620 NY-NJ Evaluation Period: JANUARY 1, 2014 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total**	% Families***	% BANK Loans****	% Families*	% BANK Loans****	% Families*	% BANK Loans****	% Families*	% BANK Loans***	Overa ll	Low	Mod	Mid	Upp
Full Review:															
NY-NJ MMSA	2,390	100.0	23.46	1.70	16.35	11.46	18.53	23.19	41.66	63.64	1.16	0.46	0.80	1.08	1.33

* Based on 2014 Peer Mortgage Data -- US and PR

** Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2010 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 9.1% of loans originated and purchased by bank.

* Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES Geography: NY-NJ MMSA Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2013									
Assessment Area:	Total Small Loans to Businesses		Businesses With Revenues of \$1 million or less		Loans by Original Amount Regardless of Business Size			Market Share*	
	#	% of Total**	% of Businesses***	% BANK Loans****	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$1,000,000	All	Rev\$ 1 Million or Less
Full Review:									
NY-NJ MMSA	1,742	100.00	72.81	51.38	55.40	15.33	29.28	0.50	0.58

* Based on 2013 Peer Small Business Data -- US and PR

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Businesses with revenues of \$1 million or less as a percentage of all businesses (Source D&B - 2013).

**** Small loans to businesses with revenues of \$1 million or less as a percentage of all loans reported as small loans to businesses. No information was available for 3.04% of small loans to businesses originated and purchased by the bank.

Table 11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES Geography: MMSA 35620 NY-NJ Evaluation Period: JANUARY 1, 2014 TO DECEMBER 31, 2015 DECEMBER 31, 2015									
Assessment Area:	Total Small Loans to Businesses		Businesses With Revenues of \$1 million or less		Loans by Original Amount Regardless of Business Size			Market Share*	
	#	% of Total**	% of Businesses***	% BANK Loans****	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$1,000,000	All	Rev\$ 1 Million or Less
Full Review:									
NY-NJ MMSA	1,916	100.00	77.79	47.55	55.85	17.43	26.72	0.49	0.55

* Based on 2014 Peer Small Business Data -- US and PR

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Businesses with revenues of \$1 million or less as a percentage of all businesses (Source D&B - 2015).

**** Small loans to businesses with revenues of \$1 million or less as a percentage of all loans reported as small loans to businesses. No information was available for 4.33% of small loans to businesses originated and purchased by the bank.

Table 13. Geographic and Borrower Distribution of Consumer Loans

Geographic and Borrower Distribution: CONSUMER LOANS Geography: NY-NJ MMSA Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2013																		
Assessment Area:	Geographic Distribution										Borrower Distribution							
	Total Consumer Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers	
	#	% of Total*	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans
Full Review:																		
NY-NJ MMSA	8,945	100.00	7.87	2.90	22.45	12.93	35.53	38.67	34.14	45.61	25.42	13.73	14.93	27.80	16.73	28.16	42.91	30.31

* Consumer Loans originated and purchased in the MA/AA as a percentage of all consumer loans originated and purchased in the rated area.

** Percentage of households is based on 2010 Census Information.

Table 13. Geographic and Borrower Distribution of Consumer Loans

Geographic and Borrower Distribution: CONSUMER LOANS Geography: MMSA 35620 NY-NJ Evaluation Period: JANUARY 1, 2014 TO DECEMBER 31, 2015																		
Assessment Area:	Geographic Distribution										Borrower Distribution							
	Total Consumer Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers	
	#	% of Total*	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans
Full Review:																		
NY-NJ MMSA	21,829	100.00	8.58	2.11	23.48	11.55	32.02	37.23	35.92	49.11	25.76	11.50	14.91	27.08	16.68	27.34	42.65	34.07

* Consumer Loans originated and purchased in the MA/AA as a percentage of all consumer loans originated and purchased in the rated area.

** Percentage of households is based on 2010 Census Information.

Table 14. Qualified Investments

QUALIFIED INVESTMENTS Geography: NY-NJ MMSA Evaluation Period: JUNE 4, 2013 TO DECEMBER 31, 2015									
Assessment Area:	Prior Period Investments*		Current Period Investments		Total Investments			Unfunded Commitments**	
	#	\$(000's)	#	\$(000's)	#	\$(000's)	% of Total	#	\$(000's)
Full Review:									
NY-NJ MMSA	20	41,605	121	102,881	141	144,487	100.00	0	0

* 'Prior Period Investments' means investments made in a previous period that are outstanding as of the examination date.

** 'Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings

DISTRIBUTION OF BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS Geography: NY-NJ MMSA Evaluation Period: JUNE 4, 2013 TO DECEMBER 31, 2015																	
MA/Assessment Area:	Deposit s	Branches						Branch Openings/Closings						Population			
	% of Rated Area Deposit s in AA	# of BANK Branch es	% of Rated Area Branch es in AA	Location of Branches by Income of Geographies (%)				# of Branch Openin gs	# of Branch Closing s	Net change in Location of Branches (+ or -)				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
NY-NJ MMSA	100.00	186	100.00	4.84	12.37	32.79	50.00	0	19	0	-1	-4	-14	8.56	23.61	35.87	31.86

Distribution of Branch and ATM Delivery System

Distribution of Branch and ATM Delivery System Geography: NY-NJ MMSA Evaluation Period: JUNE 4, 2013 TO DECEMBER 31, 2015																	
MA/Assessment Area:	Deposits	Branches						ATMs						Population			
	% of Total Bank Deposits	# of Bank Branches	% of Total Bank Branches	Location of Branches by Income of Geographies (%)				# of Bank ATMs	% of Total Bank ATMs	Location of ATMs by Income of Geographies				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
NY-NJ MMSA	89.74	186	81.94	4.84	12.37	32.79	50.00	204	86.44	4.90	10.30	31.86	52.94	8.56	23.61	35.87	31.86

Table 1. Lending Volume

LENDING VOLUME												
Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015												
Assessment Area (2015):	% of Rated Area Loans (#) in MA/AA*	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development Loans**		Total Reported Loans		% of Rated Area Deposits in MA/AA***
		#	\$(000's)	#	\$(000's)	#	\$(000's)	#	\$(000's)	#	\$(000's)	
Full Review:												
Miami MSA	61.20	233	60,704	120	34,580	0	0	5	12,354	358	107,638	80.67
Limited Review:												
Palm Bay MSA	6.32	35	5,340	2	850	0	0	0	0	37	6,190	1.62
Tampa MSA	17.78	79	14,921	23	7,405	0	0	2	23,600	104	45,926	8.94
Vero Beach MSA	0.85	5	1,333	0	0	0	0	0	0	5	1,333	3.59
Orlando MSA	13.85	45	11,146	33	8,584	0	0	3	4,908	81	24,638	5.19

* Loan Data as of December 31, 2015. Rated area refers to either state or multi-state MA rating area.

** The evaluation period for Community Development Loans is from June 05, 2013 to December 31, 2015.

*** Deposit Data as of June 30, 2015. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Table 1. Other Products

LENDING VOLUME		Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015												
Assessment Area (2015):	% of Rated Area Loans (#) in MA/AA*	Total Optional Loans**		Small Business Real Estate Secured**		Home Equity**		Motor Vehicle**		Credit Card**		Other Secured Consumer**		% of Rated Area Deposits in AA***
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	
Full Review:														
Miami MSA	57.29	107	4,201	3	1,348	0	0	104	2,853	0	0	0	0	80.67
Limited Review:														
Palm Bay MSA	4.17	8	159	0	0	0	0	8	159	0	0	0	0	1.62
Tampa MSA	26.56	51	1,118	0	0	0	0	51	1,118	0	0	0	0	8.94
Vero Beach MSA	1.56	3	64	0	0	0	0	3	64	0	0	0	0	3.59
Orlando MSA	10.42	20	432	0	0	0	0	20	432	0	0	0	0	5.19

* Loan Data as of December 31, 2015. Rated area refers to either state or multi-state MA rating area.

** The evaluation period for Optional Product Line(s) is from January 01, 2013 to December 31, 2015.

*** Deposit Data as of June 30, 2015. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Table 2. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans***	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Over all	Low	Mod	Mid	Upp
Full Review:															
Miami MSA	131	53.04	2.06	4.58	23.11	51.91	36.26	25.95	38.56	17.56	0.01	0.00	0.00	0.00	0.01
Limited Review:															
Palm Bay MSA	28	11.34	1.18	0.00	18.83	39.29	46.92	32.14	33.06	28.57	0.00	0.00	0.00	0.00	0.00
Tampa MSA	50	20.24	2.10	4.00	17.84	38.00	43.16	46.00	36.91	12.00	0.00	0.00	0.00	0.00	0.00
Vero Beach MSA	3	1.21	1.08	0.00	11.88	33.33	58.73	66.67	28.31	0.00	0.00	0.00	0.00	0.00	0.00
Orlando MSA	35	14.17	0.39	2.86	16.76	45.71	36.45	31.43	46.40	20.00	0.00	0.00	0.00	0.00	0.00

* Based on 2014 Peer Mortgage Data -- US and PR

** Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 3. Geographic Distribution of Home Improvement Loans

Geographic Distribution: HOME IMPROVEMENT Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total*	% Owner Occ Units***	% BANK Loans***	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Overa ll	Low	Mod	Mid	Upp
Full Review:															
Miami MSA	5	62.50	2.06	0.00	23.11	0.00	36.26	40.00	38.56	60.00	0.00	0.00	0.00	0.00	0.00
Limited Review:															
Palm Bay MSA	1	12.50	1.18	0.00	18.83	100.00	46.92	0.00	33.06	0.00	0.00	0.00	0.00	0.00	0.00
Tampa MSA	2	25.00	2.10	0.00	17.84	0.00	43.16	100.00	36.91	0.00	0.00	0.00	0.00	0.00	0.00
Vero Beach MSA	0	0.00	1.08	0.00	11.88	0.00	58.73	0.00	28.31	0.00	0.00	0.00	0.00	0.00	0.00
Orlando MSA	0	0.00	0.39	0.00	16.76	0.00	36.45	0.00	46.40	0.00	0.00	0.00	0.00	0.00	0.00

* Based on 2014 Peer Mortgage Data -- US and PR

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 4. Geographic Distribution of Home Mortgage Refinance Loans

Geographic Distribution: HOME MORTGAGE REFINANCE Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Overa ll	Low	Mod	Mid	Upp
Full Review:															
Miami MSA	89	69.53	2.06	2.25	23.11	15.73	36.26	47.19	38.56	34.83	0.01	0.00	0.00	0.00	0.01
Limited Review:															
Palm Bay MSA	6	4.69	1.18	0.00	18.83	50.00	46.92	16.67	33.06	33.33	0.00	0.00	0.00	0.00	0.00
Tampa MSA	24	18.75	2.10	0.00	17.84	33.33	43.16	33.33	36.91	33.33	0.00	0.00	0.00	0.00	0.00
Vero Beach MSA	2	1.56	1.08	0.00	11.88	50.00	58.73	0.00	28.31	50.00	0.00	0.00	0.00	0.00	0.00
Orlando MSA	7	5.47	0.39	0.00	16.76	14.29	36.45	14.29	46.40	71.43	0.00	0.00	0.00	0.00	0.00

* Based on 2014 Peer Mortgage Data -- US and PR

** Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 5. Geographic Distribution of Multifamily Loans

Geographic Distribution: MULTIFAMILY Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015																
Assessment Area:	Total Multifamily Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*					
	#	% of Total**	% of MF Units***	% BANK Loans****	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	Overa II	Low	Mod	Mid
Full Review:																
Miami MSA	8	57.14	6.60	0.00	31.96	37.50	35.85	50.00	25.59	12.50	0.00	0.00	0.00	0.00	0.00	0.00
Limited Review:																
Palm Bay MSA	0	0.00	5.84	0.00	24.02	0.00	44.56	0.00	25.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tampa MSA	3	21.43	4.24	0.00	27.35	33.33	37.13	66.67	31.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vero Beach MSA	0	0.00	5.15	0.00	12.59	0.00	44.81	0.00	37.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Orlando MSA	3	21.43	2.05	100.00	40.91	0.00	38.98	0.00	18.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00

* Based on 2014 Peer Mortgage Data -- US and PR

** Multi-family loans originated and purchased in the MA/AA as a percentage of all multi-family loans originated and purchased in the rated area.

*** Percentage of Multi-Family Units is the number of multi-family units in a particular geography divided by the number of multifamily housing units in the area based on 2010 Census information.

**** Multifamily loan distribution includes Home Purchases, Home Improvement and Refinances.

Table 6. Geographic Distribution of Small Loans to Businesses

Geographic Distribution: SMALL LOANS TO BUSINESSES Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015															
Assessment Area:	Total Small Business Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total*	% of Business***	% BANK Loans	% of Business***	% BANK Loans	% of Business***	% BANK Loans	% of Business***	% BANK Loans	Overall	Low	Mod	Mid	Upp
Full Review:															
Miami MSA	119	67.23	3.34	4.20	21.89	21.85	30.29	23.53	43.66	50.42	0.00	0.00	0.00	0.00	0.00
Limited Review:															
Palm Bay MSA	2	1.13	1.79	0.00	22.13	0.00	42.07	50.00	33.96	50.00	0.00	0.00	0.00	0.00	0.00
Tampa MSA	23	12.99	3.09	8.70	18.90	17.39	38.21	52.17	39.61	21.74	0.00	0.00	0.00	0.00	0.00
Vero Beach MSA	0	0.00	4.84	0.00	8.69	0.00	56.04	0.00	30.19	0.00	0.00	0.00	0.00	0.00	0.00
Orlando MSA	33	18.64	0.64	0.00	20.98	36.36	33.68	15.15	44.70	48.48	0.00	0.00	0.00	0.00	0.00

* Based on 2014 Peer Small Business Data -- US and PR

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Source Data - Dun and Bradstreet (2015).

Table 8. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total*	% Families***	% BANK Loans**	% Families*	% BANK Loans**	% Families***	% BANK Loans****	% Families**	% BANK Loans****	Overall	Low	Mod	Mid	Upp
Full Review:															
Miami MSA	131	53.04	22.42	7.96	17.35	37.17	18.93	23.01	41.30	31.86	0.01	0.00	0.00	0.00	0.01
Limited Review:															
Palm Bay MSA	28	11.34	19.36	22.22	18.76	48.15	21.46	11.11	40.42	18.52	0.00	0.00	0.00	0.00	0.00
Tampa MSA	50	20.24	20.13	2.00	17.76	48.00	19.51	24.00	42.60	26.00	0.00	0.00	0.00	0.00	0.00
Vero Beach MSA	3	1.21	20.32	66.67	16.98	33.33	21.98	0.00	40.72	0.00	0.00	0.00	0.00	0.00	0.00
Orlando MSA	35	14.17	19.31	5.88	17.54	52.94	19.98	23.53	43.17	17.65	0.00	0.00	0.00	0.00	0.00

* Based on 2014 Peer Mortgage Data -- US and PR

** Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2010 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 8.1% of loans originated and purchased by bank.

* Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 9. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total**	% Families***	% BANK Loans**	% Families***	% BANK Loans****	% Families***	% BANK Loans****	% Families***	% BANK Loans****	Overall	Low	Mod	Mid	Upp
Full Review:															
Miami MSA	5	62.50	22.42	0.00	17.35	25.00	18.93	25.00	41.30	50.00	0.00	0.00	0.00	0.00	0.00
Limited Review:															
Palm Bay MSA	1	12.50	19.36	100.00	18.76	0.00	21.46	0.00	40.42	0.00	0.00	0.00	0.00	0.00	0.00
Tampa MSA	2	25.00	20.13	0.00	17.76	0.00	19.51	0.00	42.60	100.00	0.00	0.00	0.00	0.00	0.00
Vero Beach MSA	0	0.00	20.32	0.00	16.98	0.00	21.98	0.00	40.72	0.00	0.00	0.00	0.00	0.00	0.00
Orlando MSA	0	0.00	19.31	0.00	17.54	0.00	19.98	0.00	43.17	0.00	0.00	0.00	0.00	0.00	0.00

* Based on 2014 Peer Mortgage Data -- US and PR

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2010 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 25.0% of loans originated and purchased by bank.

* Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 10. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total*	% Families***	% BANK Loans****	% Families*	% BANK Loans****	% Families**	% BANK Loans****	% Families**	% BANK Loans***	Overa II	Low	Mod	Mid	Upp
Full Review:															
Miami MSA	89	69.53	22.42	1.32	17.35	18.42	18.93	22.37	41.30	57.89	0.01	0.00	0.00	0.00	0.01
Limited Review:															
Palm Bay MSA	6	4.69	19.36	20.00	18.76	40.00	21.46	20.00	40.42	20.00	0.00	0.00	0.00	0.00	0.00
Tampa MSA	24	18.75	20.13	13.64	17.76	22.73	19.51	18.18	42.60	45.45	0.00	0.00	0.00	0.00	0.00
Vero Beach MSA	2	1.56	20.32	0.00	16.98	50.00	21.98	0.00	40.72	50.00	0.00	0.00	0.00	0.00	0.00
Orlando MSA	7	5.47	19.31	0.00	17.54	14.29	19.98	28.57	43.17	57.14	0.00	0.00	0.00	0.00	0.00

* Based on 2014 Peer Mortgage Data -- US and PR

** Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2010 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 12.5% of loans originated and purchased by bank.

* Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015									
Assessment Area:	Total Small Loans to Businesses		Businesses With Revenues of \$1 million or less		Loans by Original Amount Regardless of Business Size			Market Share*	
	#	% of Total**	% of Businesses ***	% BANK Loans****	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$1,000,000	All	Rev\$ 1 Million or Less
Full Review:									
Miami MSA	120	67.42	81.10	51.67	28.33	32.50	39.17	0.00	0.00
Limited Review:									
Palm Bay MSA	2	1.12	82.98	100.00	0.00	0.00	100.00	0.00	0.00
Tampa MSA	23	12.92	81.73	73.91	30.43	26.09	43.48	0.00	0.00
Vero Beach MSA	0	0.00	85.12	0.00	0.00	0.00	0.00	0.00	0.00
Orlando MSA	33	18.54	81.45	45.45	36.36	21.21	42.42	0.00	0.00

* Based on 2014 Peer Small Business Data -- US and PR

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Businesses with revenues of \$1 million or less as a percentage of all businesses (Source D&B - 2015).

**** Small loans to businesses with revenues of \$1 million or less as a percentage of all loans reported as small loans to businesses. No information was available for 2.25% of small loans to businesses originated and purchased by the bank.

Table 13. Geographic and Borrower Distribution of Consumer Loans

Geographic and Borrower Distribution: CONSUMER LOANS Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015																		
Assessment Area:	Geographic Distribution										Borrower Distribution							
	Total Consumer Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers	
	#	% of Total*	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans
Full Review:																		
Miami MSA	104	55.91	4.82	2.88	27.75	16.35	35.30	39.42	32.11	41.35	24.54	1.92	16.07	17.31	17.01	27.88	42.39	52.88
Limited Review:																		
Palm Bay MSA	8	4.30	2.67	0.00	21.69	12.50	45.81	37.50	29.82	50.00	22.61	0.00	16.86	25.00	19.43	37.50	41.10	37.50
Tampa MSA	51	27.42	3.87	0.00	22.13	23.53	42.24	41.18	31.76	35.29	22.40	3.92	16.48	25.49	18.47	33.33	42.65	37.25
Vero Beach MSA	3	1.61	2.81	0.00	13.59	0.00	58.64	66.67	24.95	33.33	23.19	0.00	16.84	0.00	18.47	33.33	41.50	66.67
Orlando MSA	20	10.75	1.17	0.00	24.93	15.00	36.80	40.00	37.10	45.00	21.48	0.00	16.97	20.00	18.86	30.00	42.69	50.00

* Consumer Loans originated and purchased in the MA/AA as a percentage of all consumer loans originated and purchased in the rated area.

** Percentage of households is based on 2010 Census Information.

Table 14. Qualified Investments

QUALIFIED INVESTMENTS Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015									
Assessment Area:	Prior Period Investments*		Current Period Investments		Total Investments			Unfunded Commitments**	
	#	\$(000's)	#	\$(000's)	#	\$(000's)	% of Total	#	\$(000's)
Full Review:									
Miami MSA	0	0	27	17,540	27	17,540	81.19	0	0
Limited Review:									
Palm Bay MSA	0	0	3	888	3	888	4.11	0	0
Tampa MSA	0	0	8	1,864	8	1,864	8.63	0	0
Vero Beach MSA	0	0	1	140	1	140	0.65	0	0
Orlando MSA	0	0	4	1,161	4	1,161	5.37	0	0
Statewide	0	0	2	10	2	10	0.05	0	0

* 'Prior Period Investments' means investments made in a previous period that are outstanding as of the examination date.

** 'Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings

DISTRIBUTION OF BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS								Geography: STATE OF FLORIDA				Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015					
MA/Assessment Area:	Deposit s	Branches						Branch Openings/Closings				Population					
	% of Rated Area Deposit s in AA	# of BANK Branch es	% of Rated Area Branch es in AA	Location of Branches by Income of Geographies (%)				# of Branch Openin gs	# of Branch Closing s	Net change in Location of Branches (+ or -)				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
Miami MSA	80.67	16	57.14	0.00	0.00	25.00	75.00	0	0	0	0	0	0	4.72	27.31	34.60	33.06
Limited Review:																	
Palm Bay MSA	1.62	1	3.57	0.00	100.0	0.00	0.00	0	0	0	0	0	0	2.39	20.42	47.51	29.68
Tampa MSA	8.93	4	14.29	0.00	0.00	50.00	50.00	0	0	0	0	0	0	4.33	22.42	40.64	32.37
Vero Beach MSA	3.59	2	7.14	50.00	0.00	50.00	0.00	0	0	0	0	0	0	2.30	14.60	59.37	23.73
Orlando MSA	5.19	5	17.86	0.00	20.00	0.00	80.00	0	0	0	0	0	0	1.19	24.76	35.65	38.40

Distribution of Branch and ATM Delivery System

Distribution of Branch and ATM Delivery System Geography: STATE OF FLORIDA Evaluation Period: JANUARY 1, 2015 TO DECEMBER 31, 2015																	
MA/Assessment Area:	Deposits	Branches						ATMs						Population			
	% of Total Bank Deposits	# of Bank Branches	% of Total Bank Branches	Location of Branches by Income of Geographies (%)				# of Bank ATMs	% of Total Bank ATMs	Location of ATMs by Income of Geographies				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
Miami MSA	7.68	16	7.05	0.00	0.00	25.00	75.00	10	3.81	0.00	10.00	40.00	50.00	4.72	27.31	34.60	33.06
Limited Review:																	
Palm Bay MSA	0.15	1	0.44	0.00	100.0	0.00	0.00	1	0.42	0.00	100.0	0.00	0.00	2.39	20.42	47.51	29.68
Tampa MSA	0.85	4	1.76	0.00	0.00	50.00	50.00	4	1.69	0.00	0.00	50.00	50.00	4.33	22.42	40.64	32.37
Vero Beach MSA	0.34	2	0.88	50.00	0.00	50.00	0.00	2	0.84	50.00	0.00	50.00	0.00	2.30	14.60	59.37	23.73
Orlando MSA	0.49	5	2.20	0.00	20.00	0.00	80.00	5	2.12	0.00	20.00	0.00	80.00	1.19	24.76	35.65	38.40

Table 1. Lending Volume

LENDING VOLUME													Geography: STATE OF NEW JERSEY		Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2015	
Assessment Area (2015):	% of Rated Area Loans (#) in MA/AA*	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development Loans**		Total Reported Loans		% of Rated Area Deposits in MA/AA***				
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$(000's)					
Full Review:																
Warren MSA	100.00	40	6,901	69	3,016	0	0	2	200	111	10,117	100.00				

* Loan Data as of December 31, 2015. Rated area refers to either state or multi-state MA rating area.

** The evaluation period for Community Development Loans is from June 04, 2013 to December 31, 2015.

*** Deposit Data as of June 30, 2015. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Table 1. Other Products

LENDING VOLUME															Geography: STATE OF NEW JERSEY															Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2015														
Assessment Area (2015):	% of Rated Area Loans (#) in MA/AA*	Total Optional Loans**		Small Business Real Estate Secured**		Home Equity**		Motor Vehicle**		Credit Card**		Other Secured Consumer**		% of Rated Area Deposits in AA***																														
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)																															
Full Review:																																												
Warren MSA	100.00	910	20,831	0	0	0	0	910	20,831	0	0	0	0	100.00																														

* Loan Data as of December 31, 2015. Rated area refers to either state or multi-state MA rating area.

** The evaluation period for Optional Product Line(s) is from January 01, 2013 to December 31, 2015.

*** Deposit Data as of June 30, 2015. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Table 2. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE Geography: STATE OF NEW JERSEY Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Over all	Low	Mod	Mid	Upp
Full Review:															
Warren MSA	7	100.00	0.00	0.00	7.90	14.29	24.34	0.00	67.75	85.71	0.39	0.00	0.00	0.00	0.55

* Based on 2014 Peer Mortgage Data -- US and PR

** Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 3. Geographic Distribution of Home Improvement Loans

Geographic Distribution: HOME IMPROVEMENT Geography: STATE OF NEW JERSEY Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Overa ll	Low	Mod	Mid	Upp
Full Review:															
Warren MSA	5	100.00	0.00	0.00	7.90	0.00	24.34	20.00	67.75	80.00	2.90	0.00	0.00	0.00	4.04

* Based on 2014 Peer Mortgage Data -- US and PR

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 4. Geographic Distribution of Home Mortgage Refinance Loans

Geographic Distribution: HOME MORTGAGE REFINANCE Geography: STATE OF NEW JERSEY Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Overa ll	Low	Mod	Mid	Upp
Full Review:															
Warren MSA	28	100.00	0.00	0.00	7.90	0.00	24.34	32.14	67.75	67.86	1.15	0.00	0.00	1.52	1.15

* Based on 2014 Peer Mortgage Data -- US and PR

** Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 6. Geographic Distribution of Small Loans to Businesses

Geographic Distribution: SMALL LOANS TO BUSINESSES Geography: STATE OF NEW JERSEY Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2015															
Assessment Area:	Total Small Business Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% of Business***	% BANK Loans	% of Business***	% BANK Loans	% of Business***	% BANK Loans	% of Business***	% BANK Loans	Overall	Low	Mod	Mid	Upp
Full Review:															
Warren MSA	69	100.0	0.00	0.00	7.58	0.00	27.09	30.43	65.33	69.57	0.92	0.00	0.00	1.34	0.92

* Based on 2014 Peer Small Business Data -- US and PR

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Source Data - Dun and Bradstreet (2015).

Table 8. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE Geography: STATE OF NEW JERSEY Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total**	% Families***	% BANK Loans***	% Families*	% BANK Loans**	% Families***	% BANK Loans****	% Families**	% BANK Loans****	Overall	Low	Mod	Mid	Upp
Full Review:															
Warren MSA	7	100.0	14.02	0.00	13.19	16.67	20.74	16.67	52.04	66.67	0.48	0.00	0.00	0.69	0.54

* Based on 2014 Peer Mortgage Data -- US and PR

** Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2010 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 14.3% of loans originated and purchased by bank.

* Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 9. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT Geography: STATE OF NEW JERSEY Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share [†]				
	#	% of Total ^{**}	% Families ^{***}	% BANK Loans ^{**}	% Families [*]	% BANK Loans ^{***}	% Families ^{***}	% BANK Loans ^{***}	% Families ^{***}	% BANK Loans ^{***}	Overall	Low	Mod	Mid	Upp
Full Review:															
Warren MSA	5	100.0	14.02	0.00	13.19	20.00	20.74	20.00	52.04	60.00	3.28	0.00	0.00	5.56	2.94

* Based on 2014 Peer Mortgage Data -- US and PR

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2010 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 0.0% of loans originated and purchased by bank.

† Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 10. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE Geography: STATE OF NEW JERSEY Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2015															
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total**	% Families***	% BANK Loans****	% Families*	% BANK Loans****	% Families* **	% BANK Loans****	% Families* **	% BANK Loans*** *	Overa ll	Low	Mod	Mid	Upp
Full Review:															
Warren MSA	28	100.00	14.02	0.00	13.19	14.29	20.74	21.43	52.04	64.29	1.42	0.00	0.00	3.59	1.08

* Based on 2014 Peer Mortgage Data -- US and PR

** Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2010 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 0.0% of loans originated and purchased by bank.

* Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES Geography: STATE OF NEW JERSEY Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2015									
Assessment Area:	Total Small Loans to Businesses		Businesses With Revenues of \$1 million or less		Loans by Original Amount Regardless of Business Size			Market Share*	
	#	% of Total**	% of Businesses***	% BANK Loans****	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$1,000,000	All	Rev\$ 1 Million or Less
Full Review:									
Warren MSA	69	100.00	81.10	69.57	95.65	1.45	2.90	0.92	1.63

* Based on 2014 Peer Small Business Data -- US and PR

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Businesses with revenues of \$1 million or less as a percentage of all businesses (Source D&B - 2015).

**** Small loans to businesses with revenues of \$1 million or less as a percentage of all loans reported as small loans to businesses. No information was available for 21.74% of small loans to businesses originated and purchased by the bank.

Table 13. Geographic and Borrower Distribution of Consumer Loans

Geographic and Borrower Distribution: CONSUMER LOANS Geography: STATE OF NEW JERSEY Evaluation Period: JANUARY 1, 2013 TO DECEMBER 31, 2015																		
Assessment Area:	Geographic Distribution										Borrower Distribution							
	Total Consumer Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers	
	#	% of Total*	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans	% of Hhlds**	% of BANK Loans
Full Review:																		
Warren MSA	910	100.00	0.00	0.00	11.59	3.85	26.15	22.75	62.26	73.41	17.85	5.49	12.10	23.96	17.54	29.89	52.50	40.66

* Consumer Loans originated and purchased in the MA/AA as a percentage of all consumer loans originated and purchased in the rated area.

** Percentage of households is based on 2010 Census Information.

Table 14. Qualified Investments

QUALIFIED INVESTMENTS Geography: STATE OF NEW JERSEY Evaluation Period: JUNE 4, 2013 TO DECEMBER 31, 2015									
Assessment Area:	Prior Period Investments*		Current Period Investments		Total Investments			Unfunded Commitments**	
	#	\$(000's)	#	\$(000's)	#	\$(000's)	% of Total	#	\$(000's)
Full Review:									
Warren MSA	0	0	7	4.215	7	4.215	100.00	0	0

* 'Prior Period Investments' means investments made in a previous period that are outstanding as of the examination date.

** 'Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings

DISTRIBUTION OF BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS																	Geography: STATE OF NEW JERSEY				Evaluation Period: JUNE 4, 2013 TO DECEMBER 31, 2015			
MA/Assessment Area:	Deposit s	Branches						Branch Openings/Closings						Population										
	% of Rated Area Deposit s in AA	# of BANK Branch es	% of Rated Area Branch es in AA	Location of Branches by Income of Geographies (%)				# of Branch Openin gs	# of Branch Closing s	Net change in Location of Branches (+ or -)				% of Population within Each Geography										
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp							
Full Review:																								
Warren MSA	100.00	3	100.00	0.00	0.00	33.33	66.67	0	0	0	0	0	0	0.00	10.98	24.89	64.13							

Distribution of Branch and ATM Delivery System

Distribution of Branch and ATM Delivery System Geography: STATE OF NEW JERSEY Evaluation Period: JUNE 4, 2013 TO DECEMBER 31, 2015																	
MA/Assessment Area:	Deposits	Branches						ATMs						Population			
	% of Total Bank Deposits	# of Bank Branches	% of Total Bank Branches	Location of Branches by Income of Geographies (%)				#of Bank ATMs	% of Total Bank ATMs	Location of ATMs by Income of Geographies				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
Warren MSA	0.74	3	1.32	0.00	0.00	33.33	66.67	3	1.27	0.00	0.00	33.33	66.67	0.00	10.98	24.89	64.13