



## **Community Reinvestment Act (CRA) Public File**

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## **Community Reinvestment Act (CRA) Public Comments**

Apex Bank has not received any public comments relating to the institution's CRA performance.

# **PUBLIC DISCLOSURE**

March 3, 2025

## **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

Apex Bank  
Certificate Number: 9176

102 East Main Street  
Camden, Tennessee 38320

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

600 North Pearl Street, Suite 700  
Dallas, Texas 75201

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

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## INSTITUTION RATING

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

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

**The Lending Test is rated Satisfactory.**

- The loan-to-deposit (LTD) ratio is more than reasonable (considering seasonal variations and taking into account lending-related activities) given the institution's size, financial condition, and AA credit needs.
- A substantial majority of loans are outside the institution's AAs.
- The geographic distribution of loans reflects reasonable dispersion throughout the AAs.
- The distribution of borrowers reflects, given the demographics of the AAs, reasonable penetration among individuals of different income levels, including LMI, and businesses of different sizes.
- The institution did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the Lending Test rating.

**The Community Development Test is rated Satisfactory.**

The institution's community development (CD) performance demonstrates adequate responsiveness to CD needs in its AAs through CD loans (CDLs), qualified investments (QIs), and CD services, as appropriate, considering the institution's capacity and the need and availability of such opportunities for CD in the institution's AAs.

## DESCRIPTION OF INSTITUTION

Apex Bank (Apex) is a \$1.3 billion full-service community bank headquartered in Camden, Tennessee. Apex is wholly owned by Apex Bancorp, Inc., a one-bank holding company, also headquartered in Camden, Tennessee. The institution received an overall Satisfactory rating at its previous FDIC Performance Evaluation, dated January 24, 2022, based on Interagency Intermediate Small Institution Examination Procedures.

Apex operates 19 full-service branches and a limited-service branch in 4 AAs in the State of Tennessee. Apex acquired two of these branches on August 7, 2023, from United Community Bank (UCB) of Greenville, South Carolina. Both branches are located in moderate-income census tracts (CTs). The bank also operates 21 cash-dispensing automated teller machines (ATMs) at 17 of the full-service branches, 5 of which are deposit-taking. A non-deposit taking ATM is located at the

limited-service branch. Furthermore, the bank operates an additional 15 ATMs at various locations, 2 of which are deposit-taking. There were no other branch changes during the evaluation period.

Apex's primary lending focus includes residential and commercial lending. Loan products offered include residential, commercial, consumer, and agricultural loans, as well as a variety of deposit services including personal checking accounts, savings accounts, and certificates of deposit. Alternative banking services include mobile banking with mobile deposit, online banking, bill-pay, and ATM night depository. The bank maintains hours and days of service consistent with the area and industry norms. Subsequent sections provide additional details.

As of December 31, 2024, assets totaled approximately \$1.3 billion, consisting primarily of loans totaling \$1.1 billion, securities totaling \$8.5 million, and deposits totaling \$956.4 million. As reflected in the following table, residential loans represent the largest loan category at 89.4 percent and commercial loans represent the second largest loan category at 6.4 percent.

<b>Loan Portfolio Distribution as of 12/31/2024</b>		
<b>Loan Category</b>	<b>\$(000s)</b>	<b>%</b>
Construction, Land Development, and Other Land Loans	31,273	2.8
Secured by Farmland	2,545	0.2
Secured by 1-4 Family Residential Properties	951,270	86.0
Secured by Multifamily (5 or more) Residential Properties	37,307	3.4
Secured by Nonfarm Nonresidential Properties	62,529	5.7
<b>Total Real Estate Loans</b>	<b>1,084,924</b>	<b>98.1</b>
Commercial and Industrial Loans	8,252	0.7
Agricultural Production and Other Loans to Farmers	143	0.0
Consumer Loans	6,370	0.6
Obligations of State and Political Subdivisions in the U.S.	0	0.0
Other Loans	6,672	0.6
Lease Financing Receivable (net of unearned income)	0	0.0
Less: Unearned Income	0	0.0
<b>Total Loans</b>	<b>1,106,361</b>	<b>100.0</b>
<i>Source: Reports of Condition and Income</i>		

Examiners did not identify any financial, legal, or other impediments that affect the bank's ability to meet AA credit needs.

## **DESCRIPTION OF ASSESSMENT AREAS**

The CRA requires each financial institution to define one or more AAs in which examiners will evaluate its CRA performance. Apex designated four AAs consisting of a total of 305 CTs based on 2020 Census data. The following table details the counties that make up each AA. Since the prior evaluation, the bank expanded the AAs to include Hickman County as a result of acquiring the two UCB branches. In 2024, Hickman County moved from the nonmetropolitan statistical area (non-MSA) of Tennessee into the Nashville-Davidson-Murfreesboro-Franklin, Tennessee

(Nashville) MSA. Each AA conforms to CRA regulatory requirements.

Description of Assessment Areas			
Assessment Area	Counties in Assessment Area	# of CTs	# of Full-Service Branches
Kingsport MSA	Hawkins	13	2
Knoxville MSA	Knox	121	1
Nashville MSA	Hickman, Rutherford, and Williamson	117	4
Tennessee Non-MSA	Benton, Carroll, Greene, Henry, Humphreys, and Marshall	54	12
<i>Source: Bank records and 2020 Census data</i>			

## SCOPE OF EVALUATION

### General Information

This evaluation covers the period from January 24, 2022, the date of the previous evaluation, to the current evaluation dated March 3, 2025. To assess performance, examiners applied Intermediate Small Institution Examination Procedures, which includes the Lending Test and the Community Development Test. The appendix lists each tests' criteria.

Based on the level of loans, deposits, and branches detailed in the following table, the Tennessee Non-MSA AA will receive the most weight followed by the Nashville MSA AA, the Kingsport MSA AA, and the Knoxville MSA AA when arriving at overall conclusions.

Assessment Area Breakdown of Loans, Deposits, and Branches						
Assessment Area	Loans		Deposits		Branches	
	\$(000s)	%	\$(000s)	%	#	
Kingsport MSA	153	1.0	30,014	3.2	2	10.5
Knoxville MSA	6	0.0	13,535	1.4	1	5.3
Nashville MSA	1,663	10.2	146,060	15.3	4	21.0
Tennessee Non-MSA	14,457	88.8	762,615	80.1	12	63.2
<b>Total</b>	<b>16,279</b>	<b>100.0</b>	<b>952,224</b>	<b>100.0</b>	<b>19</b>	<b>100.0</b>
<i>Source: 2023 Home Mortgage Disclosure (HMDA) data, 2024 Bank records, and FDIC Summary of Deposits (6/30/2024)</i>						

The Tennessee Non-MSA AA will receive a full-scope review due to the greatest level of activity in this AA and the Knoxville MSA AA will receive a full-scope review as this is the first evaluation for inclusion. Both the Nashville MSA AA and the Kingsport MSA AA will receive a limited-scope review for this evaluation. Refer to the individual AA sections for more details.

### Activities Reviewed

CRA Intermediate Small Institution Examination Procedures require examiners to determine the major product lines for review. As an initial matter, examiners may select from among the same

loan categories used for CRA Large Institution evaluations: home mortgage, small business, small farm, and consumer loans. Considering the dollar volume and number of loans originated during 2024 as well as management's stated business strategy, examiners determined the major product lines consist of home mortgage loans and small business loans. Since none of the other categories typically reviewed, including small farm and consumer loans, represent major product lines and thus would not materially affect conclusions or ratings, this evaluation does not include a review of them. Bank records indicate that the lending focus and product mix remained consistent throughout the evaluation period.

Loans Originated or Purchased				
Loan Category	\$(000s)	%	#	%
Construction and Land Development	39,259	12.4	145	11.1
Secured by Farmland	1,247	0.4	6	0.5
Secured by 1-4 Family Residential Properties	228,416	71.9	641	48.9
Multi-Family (5 or more) Residential Properties	29,390	9.2	3	0.2
Commercial Real Estate Loans	8,457	2.7	19	1.4
Commercial and Industrial Loans	5,922	1.9	64	4.9
Agricultural Loans	117	0.0	4	0.3
Consumer Loans	4,762	1.5	428	32.7
Other Loans	0	0.0	0	0.0
Total Loans	317,570	100.0	1,310	100.0

*Source: • 2024 Bank records*

This evaluation will analyze all home mortgage loans reported on the bank's 2022, 2023, and 2024 HMDA Loan Application Registers (LARs). This evaluation only presents information for 2023, the most recent year for which HMDA aggregate data is available; however, the Assessment Area Concentration presents all years of data. 2022 HMDA aggregate data served as comparison for the 2022 HMDA analysis and 2020 Census data served as comparison for the 2024 HMDA analysis. Examiners did not identify any significant trends between the different years' data that materially affect applicable conclusions or ratings. The following lists the home mortgage loans reviewed.

2022 — 2,173 loans totaling \$460.4 million

2023 — 477 loans totaling \$125.6 million

2024 — 468 loans totaling \$181.9 million

Examiners also evaluated the universe of 75 small business loans totaling \$7.7 million originated or purchased in 2024. D&B data for 2024 provided the standard of comparison for the analyzed small business loans.

Examiners considered the universes of home mortgage and small business loans when determining loan product weighting, as well as management's stated business strategy. The universe of home mortgage loans comprises a majority, by both number and dollar volume; therefore, examiners weighed home mortgage loans more heavily when arriving at overall conclusions.

For the Community Development Test, bank management provided data on CDLs, QIs, and CD

services since the prior evaluation dated January 24, 2022. The scope of this evaluation also considered all prior period QIs purchased prior to the previous evaluation and still outstanding as of this evaluation's date, as applicable.

## CONCLUSIONS ON PERFORMANCE CRITERIA

### LENDING TEST

Apex demonstrated a satisfactory record regarding the Lending Test. The more than reasonable LTD ratio and reasonable geographic distribution and borrower profile outweighed the substantial majority of loans outside the AAs to support this conclusion.

#### Loan-to-Deposit Ratio

The LTD ratio is more than reasonable (considering seasonal variations and taking into account lending related activities) given the institution's size, financial condition, and AA credit needs. Examiners considered the bank's size, business strategy, and capacity relative to AA credit needs when arriving at this conclusion.

For the 12 quarters since the previous evaluation, the bank recorded a 102.6 percent average, net LTD ratio. The average, net LTD ratio ranged from a low of 84.5 percent on March 31, 2022, to a high of 115.3 percent on September 30, 2024, which demonstrates an upward trend since the previous evaluation.

Examiners identified three similarly-situated institutions that reflect similar asset sizes, branching structure, and lending emphases to Apex. As shown in the following table, Apex's average, net LTD ratio far exceeds all of the similarly-situated institutions.

<b>Loan-to-Deposit Ratio Comparison</b>		
<b>Bank Name and Location</b>	<b>Total Assets as of 12/31/2024 (\$000s)</b>	<b>Average Net LTD Ratio (%)</b>
<b>Apex Bank, Camden, Tennessee</b>	<b>1,262,637</b>	<b>102.6</b>
Commercial Bank & Trust Co., Paris, Tennessee	1,082,878	54.4
Security Bank and Trust Company, Paris, Tennessee	1,491,300	78.7
F&M Bank, Clarksville, Tennessee	1,682,956	84.3
<i>Source: Reports of Condition and Income (3/31/2022 — 12/31/2024)</i>		

#### Assessment Area Concentration

A substantial majority of loans and other lending related activities are outside the institution's AAs. A substantial majority of the home mortgage loans outside the AAs outweighed the majority of small business loans inside the AAs to support this conclusion.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$(000s)	%	\$(000s)	%	
Home Mortgage										
2022	141	6.5	2,032	93.5	2,173	17,316	3.8	443,064	96.2	460,380
2023	106	22.2	371	77.8	477	14,502	11.5	111,088	88.5	125,590
2024	101	21.6	367	78.4	468	13,434	7.4	168,427	92.6	181,861
<b>Subtotal</b>	<b>348</b>	<b>11.2</b>	<b>2,770</b>	<b>88.8</b>	<b>3,118</b>	<b>45,252</b>	<b>5.9</b>	<b>722,579</b>	<b>94.1</b>	<b>767,831</b>
Small Business	59	78.7	16	21.3	75	3,929	50.7	3,815	49.3	7,744

Source: Bank records  
Due to rounding, totals may not equal 100.0 percent

Apex also originated 69 investor-underwritten home mortgage loans totaling approximately \$13.6 million during the evaluation period, not captured in the table above. Of these loans, 59 originated inside the AAs totaling approximately \$11.5 million. Considering this, the conclusion did not adversely affect the overall rating.

### **Geographic Distribution**

Apex's geographic distribution of loans reflects reasonable dispersion throughout the AAs. Reasonable records in the Tennessee Non-MSA AA and Knoxville MSA AA support this conclusion. Examiners considered the loan product types reviewed relative to the available comparative data and any performance context issues when arriving at this conclusion. This factor only considered loans originated inside the AAs. Refer to each AA for a more detailed discussion of the geographic loan distribution performance.

### **Borrower Profile**

The distribution of borrowers reflects, given the demographics of the AAs, reasonable penetration among individuals of different income levels (including LMI) and businesses of different sizes. Reasonable records in the Tennessee Non-MSA AA and the Knoxville MSA AA support this conclusion. Examiners considered the loan product types reviewed relative to available comparative data and any performance context issues when arriving at this conclusion. This factor only considered loans originated inside the AAs. Refer to each AA for a more detailed discussion of the borrower profile distribution performance.

### ***Small Dollar Loan Program***

The small dollar lending activity further supports reasonable performance under the borrower profile criterion and demonstrates the responsiveness to community credit needs. Small dollar loans offer a low-cost credit product to avoid reliance on non-financial lenders' high-cost debt. The bank displayed a willingness to extend small dollar loans in response to helping meet credit needs of the community.

Since the previous evaluation, the bank originated 399 small dollar loans, in amounts of \$2,500 or less, totaling \$628,567.

**Response to Complaints**

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

**COMMUNITY DEVELOPMENT TEST**

Apex demonstrated a satisfactory record regarding the Community Development Test. The institution's CD performance demonstrates adequate responsiveness to CD needs in its AAs through CDLs, QIs, and CD services, as appropriate, considering the institution's capacity and the need and availability of such opportunities for CD in the institution's AAs. The adequate performances in the Tennessee Non-MSA AA and the Knoxville MSA AA, and very poor performances in the Nashville MSA AA and the Kingsport MSA AA further support this conclusion.

**Community Development Loans**

The bank has made a moderate level of CDLs. The relatively high dollar volume of CDLs primarily supports this conclusion.

The following table shows that during the review period, the bank granted 14 CDLs totaling approximately \$32.6 million. This level of CDLs represents 2.7 percent of the average total assets of \$1.2 billion and 3.4 percent of average net loans of \$960.4 million since the prior evaluation. This is a decrease from the 3.8 percent of average total assets recorded at the prior evaluation.

While the CDLs provided for all four categories of CD, the bank demonstrated limited responsiveness to the CD needs in some AAs.

The following table illustrates the CDLs by year and purpose.

Community Development Lending										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2022	2	26,899	0	0	2	1,050	2	480	6	28,429
2023	1	205	0	0	1	281	0	0	2	486
2024	0	0	0	0	4	2,708	1	431	5	3,139
2025	0	0	1	550	0	0	0	0	1	550
<b>Total</b>	<b>3</b>	<b>27,104</b>	<b>1</b>	<b>550</b>	<b>7</b>	<b>4,039</b>	<b>3</b>	<b>911</b>	<b>14</b>	<b>32,604</b>

*Source: Bank records (1/24/2022 — 3/3/2025)*

The following table further illustrates the CDLs by area benefited and purpose.

Community Development Lending by Assessment Area										
Assessment Area	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Kingsport MSA	0	0	0	0	0	0	0	0	0	0
Knoxville MSA	0	0	1	550	0	0	1	431	2	981
Nashville MSA	0	0	0	0	0	0	0	0	0	0
Tennessee Non-MSA	1	205	0	0	7	4,039	2	480	10	4,724
Statewide Activities	2	26,899	0	0	0	0	0	0	2	26,899
<b>Total</b>	<b>3</b>	<b>27,104</b>	<b>1</b>	<b>550</b>	<b>7</b>	<b>4,039</b>	<b>3</b>	<b>911</b>	<b>14</b>	<b>32,604</b>
<i>Source: Bank records (1/24/2022 — 3/3/2025)</i>										

The following is an example of CDLs benefitting the statewide area including the AAs.

- **Affordable Housing** — The bank originated two loans totaling approximately \$26.9 million to an organization that partners with Habitat for Humanity and the Federal Housing Administration to purchase and restore homes for the LMI population.

Refer to individual AA Community Development Test sections for CDLs specific to each AA.

### **Qualified Investments**

The institution provided for a low level of QIs. The low dollar volume of QIs primarily supports this conclusion.

The following table shows that the bank made use of 45 QIs totaling approximately \$2.4 million. This includes 43 donations totaling approximately \$73,000. By dollar volume, the QIs represent approximately 0.2 percent of average total assets and 58.8 percent of average total securities of \$4.1 million. This level of QIs is a decline from the 0.6 percent of average total assets and 315.9 percent of average total securities at the prior evaluation.

While the QIs provided for three CD categories, the bank demonstrated limited responsiveness to the CD needs in some AAs.

The following table illustrates the QIs by year and purpose.

Qualified Investments										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Prior Period	0	0	0	0	1	1,000	0	0	1	1,000
2022	0	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0
2024	1	1,339	0	0	0	0	0	0	1	1,339
2025	0	0	0	0	0	0	0	0	0	0
<b>Subtotal</b>	<b>1</b>	<b>1,339</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1,000</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2,339</b>
Qualified Grants & Donations	3	2	39	72	1	0	0	0	43	74
<b>Total</b>	<b>4</b>	<b>1,341</b>	<b>39</b>	<b>72</b>	<b>2</b>	<b>1,000</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>2,413</b>

Source: Bank records (1/24/2022 — 3/3/2025)

The following table shows the breakout of activities by area benefitted.

Qualified Investments by Assessment Area										
Assessment Area	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Kingsport MSA	0	0	6	8	0	0	0	0	6	8
Knoxville MSA	0	0	1	1	0	0	0	0	1	1
Nashville MSA	0	0	0	0	0	0	0	0	0	0
Tennessee Non-MSA	1	1,339	32	63	1	0	0	0	34	1,402
Statewide Activities	3	2	0	0	1	1,000	0	0	4	1,002
<b>Total</b>	<b>4</b>	<b>1,341</b>	<b>39</b>	<b>72</b>	<b>2</b>	<b>1,000</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>2,413</b>

Source: Bank records (1/24/2022 — 3/3/2025)

The following is an example of a QI benefitting the statewide area.

- **Economic Development** — The bank maintains \$1.0 million of purchased shares of stock of a minority Community Development Financial Institution that operates within the State of Tennessee.

Refer to individual AA Community Development Test sections for QIs specific to each AA.

### **Community Development Services**

The bank exhibited a moderate level of CD services. The moderate level of CD services and availability of services primarily support this conclusion.

During the evaluation period, bank officials provided 90 instances of financial expertise or technical assistance to various CD organizations in the AAs. This number equates to an average of 1.6 CD services per office, per year, thereby reflecting a moderate level. This level of CD services is an increase from the 73 CD services provided at the prior evaluation.

While CD services benefitted all CD categories, the bank demonstrated limited responsiveness to the CD needs in some AAs.

The following table illustrates the CD services by year and purpose.

Community Development Services					
Activity Year	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
2022	1	46	2	1	<b>50</b>
2023	0	13	0	0	13
2024	1	19	0	1	21
2025	1	4	0	1	6
<b>Total</b>	<b>3</b>	<b>82</b>	<b>2</b>	<b>3</b>	<b>90</b>

*Source: Bank records (1/24/2022 — 3/3/2025)*

The following table shows the breakout of activities by area benefitted.

Community Development Services by Assessment Area					
Assessment Area	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
Kingsport MSA	0	13	0	0	<b>13</b>
Knoxville MSA	0	24	1	0	25
Nashville MSA	0	0	0	0	<b>0</b>
Tennessee Non-MSA	3	40	1	3	<b>47</b>
Statewide Activities	0	4	0	0	4
Regional Activities	0	1	0	0	<b>1</b>
<b>Total</b>	<b>3</b>	<b>82</b>	<b>2</b>	<b>3</b>	<b>90</b>

*Source: Bank records (1/24/2022 — 3/3/2025)*

The following is an example of a CD service benefitting the statewide or regional area.

- **Community Services** — A bank employee serves on the board of a non-profit organization that provides emergency housing services for homeless women and children in the State of Tennessee.

Refer to individual AA Community Development Test sections for CD service activities specific to each AA.

In addition to providing CD services, Apex operates two branches and three ATMs in moderate-income CTs. The following table details the geographic distribution of branches and ATMs in relation to AA demographics.

<b>Branch and ATM Distribution by Geography Income Level</b>								
<b>Tract Income Level</b>	<b>Census Tracts</b>		<b>Population</b>		<b>Branches</b>		<b>ATMs</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>cy.</b>
Low	14	4.6	48,383	3.6	0	0.0	0	0.0
Moderate	42	13.8	163,376	12.1	2	10.5	3	8.3
Middle	133	43.6	585,918	43.4	13	68.4	27	75.0
Upper	109	35.7	534,408	39.6	4	21.1	6	16.7
NA	7	2.3	17,707	1.3	0	0.0	0	0.0
<b>Total</b>	<b>305</b>	<b>100.0</b>	<b>1,349,792</b>	<b>100.0</b>	<b>19</b>	<b>100.0</b>	<b>36</b>	<b>100.0</b>
<i>Source: 2020 Census data and Bank records Due to rounding, totals may not equal 100.0 percent</i>								

Apex also offers alternative banking services including mobile banking with mobile deposit, online banking, and bill-pay, which helps avail services to LMI individuals.

## **DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW**

Examiners did not identify any evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs. Therefore, this consideration did not affect the institution's overall CRA rating.

### **KNOXVILLE MSA AA - Full-Scope Review**

#### **DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE KNOXVILLE MSA AA**

The Knoxville MSA AA includes all 121 CTs in Knox County in the Knoxville, Tennessee (Knoxville) MSA. The CTs reflect the following income designations according to the 2020 Census data: 12 low-, 15 moderate-, 45 middle-, 45 upper-income, and 4 with no income designation. The bank operates one full-service office in this AA.

The Federal Emergency Management Agency (FEMA) declared Knox County a major disaster area due to a severe winter storm in March 2023, and in September 2023, due to severe storms, straight-line winds, and tornadoes.

**Economic and Demographic Data**

The following table notes certain demographic data for this area.

<b>Demographic Information of the Knoxville MSA AA</b>						
<b>Demographic Characteristics</b>	<b>#</b>	<b>Low % of #</b>	<b>Moderate % of #</b>	<b>Middle % of #</b>	<b>Upper % of #</b>	<b>NA* % of #</b>
Geographies (Census Tracts)	121	9.9	12.4	37.2	37.2	3.3
Population by Geography	478,971	7.8	11.4	38.1	40.0	2.6
Housing Units by Geography	207,611	9.2	12.7	39.0	38.0	1.1
Owner-Occupied Units by Geography	123,272	3.7	10.9	40.6	44.7	0.0
Occupied Rental Units by Geography	66,264	17.2	15.8	36.5	27.5	3.0
Vacant Units by Geography	18,075	17.0	13.4	36.8	30.9	1.8
Businesses by Geography	56,169	5.8	9.6	30.4	53.1	1.1
Farms by Geography	1,336	4.2	7.6	42.7	44.8	0.7
Family Distribution by Income Level	116,628	18.8	15.9	19.8	45.5	0.0
Household Distribution by Income Level	189,536	23.5	15.2	17.1	44.1	0.0
Median Family Income MSA - 28940 Knoxville, TN MSA		\$71,711	Median Housing Value			\$202,483
			Median Gross Rent			\$924
			Families Below Poverty Level			8.5%
<i>Source: 2020 Census data and 2024 D&amp;B data            Due to rounding, totals may not equal 100.0 percent            (*) The NA category consists of geographies that have not been assigned an income classification</i>						

The Federal Financial Institutions Examiner Council (FFIEC) reported 2023 estimated-median family income for the Knoxville MSA of \$88,600. Examiners use median family income to analyze home mortgage under the Borrower Profile criterion.

<b>Median Family Income Ranges</b>				
<b>Median Family Income</b>	<b>Low &lt;50%</b>	<b>Moderate 50% to &lt;80%</b>	<b>Middle 80% to &lt;120%</b>	<b>Upper &gt;120%</b>
<b>Knoxville, TN MSA Median Family Income (28940)</b>				
2023 (\$88,600)	<\$44,300	\$44,300 to <\$70,880	\$70,880 to <\$106,320	>\$106,320
<i>Source: FFIEC</i>				

Major employers in the area include Knox County Schools, Medical Center At Knoxville, and University of Tennessee Medical Center.

Data obtained from the U.S. Bureau of Labor Statistics indicates an unemployment rate in Knox County of 3.0 percent in December 2024, well below the State of Tennessee and the national rates at 3.6 and 4.1 percent, respectively. This remained consistent throughout the evaluation period.

## **Competition**

Apex operates in a competitive environment in the Knoxville MSA AA. Competition comes from other local banks, as well as national banks. Based on the June 30, 2024, FDIC Deposit Market Share Report, 32 financial institutions operate 128 offices throughout the AA. Apex ranks 30th in market share by capturing 0.1 percent of the AA deposits. The top 5 institutions capture 70.4 percent of the market share.

## **Community Contact**

As part of the examination process, examiners contact third parties active in the AA to assist in identifying the credit and CD needs. This information helps determine local financial institution's responsiveness to these needs and shows available credit and CD opportunities.

Examiners used an existing community contact for the purposes of this evaluation from an organization with a mission to strengthen the community by being a resource to help LMI homeowners and tenants find sustainable housing and revitalizing neighborhoods by improving or building new affordable housing. The contact stated the area has a large Hispanic population and that the banking and credit needs of the area are not being met due to language barriers and the lack of bi-lingual bankers. The contact further stated that financial literacy assistance is another need in the area. The average home prices in the area have risen exponentially since the Covid-19 Pandemic, making more affordable housing the primary CD need. Furthermore, the contact indicated there are CD obstacles in which builders are facing challenges due to the rising cost of materials and labor and the shortage of affordable lots in order to build low-income housing.

## **Credit and Community Development Needs and Opportunities**

Considering information obtained from the community contact, bank management, and demographic and economic information, examiners concluded that the primary credit needs of the AA include home mortgage and small business lending.

Demographic data indicates that 34.7 percent of AA families are LMI with 8.5 percent below the poverty level. This signifies a continued need for affordable housing and community services. The higher percentage of small businesses with revenues of \$1.0 million or less supports the continued need for economic development. The considerable level of LMI CTs and the AA's designation as a federal disaster area supports the need for revitalization and stabilization efforts.

## **SCOPE OF EVALUATION - KNOXVILLE MSA AA**

For the Lending Test, examiners only reviewed home mortgage loans. In the Knoxville MSA AA, the bank only originated 5 small business loans totaling \$632,000. Examiners did not analyze the five loans as the analysis would not draw meaningful conclusions.

The Community Development Test scope is the same as the scope presented in the Scope of Evaluation section for the Institution.

## CONCLUSIONS ON PERFORMANCE CRITERIA IN THE KNOXVILLE MSA AA

### LENDING TEST

Apex demonstrated an adequate Lending Test record in the Knoxville MSA AA. The reasonable performances regarding geographic distribution and borrower profile support this conclusion.

### Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the Knoxville MSA AA. Reasonable performance regarding home mortgage loans supports this conclusion.

#### *Home Mortgage Loans*

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the Knoxville MSA AA. Reasonable performances in both LMI tracts support this conclusion.

The following table shows in low-income CTs, the lending performance exceeds aggregate data by 2.4 percentage points, reflecting reasonable performance. In moderate-income CTs, lending performance exceeds aggregate data by 5.8 percentage points, reflecting reasonable performance.

Geographic Distribution of Home Mortgage Loans Knoxville MSA AA						
Tract Income Level	% of Owner-Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low	3.7	4.7	2	7.1	369	6.1
Moderate	11.8	12.1	5	17.9	890	14.6
Middle	39.7	38.7	12	42.9	2,195	36.1
Upper	44.7	44.4	9	32.1	2,627	43.2
Not Available	0.0	0.1	0	0.0	0	0.0
Totals	100.0	100.0	28	100.0	6,081	100.0

Source: 2020 Census data, 2023 HMDA Aggregate data, and 2023 HMDA LAR data  
Due to rounding, totals may not equal 100.0 percent

### Borrower Profile

The distribution of borrowers reflects, given the demographics of the Knoxville MSA AA, reasonable penetration among individuals of different income levels (including LMI). Reasonable home mortgage lending performance supports this conclusion.

#### *Home Mortgage Loans*

The distribution of borrowers reflects reasonable penetration among individuals of different income levels in the Knoxville MSA AA. Reasonable performances to both LMI borrowers support this conclusion.

To low-income borrowers, lending exceeds aggregate data by 8.4 percentage points, indicative of reasonable performance. Similarly, to moderate-income borrowers, the lending exceeds aggregate data by 8.4 percentage points, indicative of reasonable performance.

Distribution of Home Mortgage Loans by Borrower Income Level Knoxville MSA AA						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low	19.1	5.9	4	14.3	377	6.2
Moderate	16.2	16.6	7	25.0	921	15.1
Middle	19.9	22.4	7	25.0	1,747	28.7
Upper	44.8	40.4	9	32.1	2,808	46.2
Not Available	0.0	14.7	1	3.6	229	3.8
<b>Totals</b>	<b>100.0</b>	<b>100.0</b>	<b>28</b>	<b>100.0</b>	<b>6,081</b>	<b>100.0</b>

*Source: 2020 Census data, 2023 HMDA Aggregate data, and 2023 HMDA LAR data  
Due to rounding, totals may not equal 100.0 percent*

## COMMUNITY DEVELOPMENT TEST

Apex demonstrated an adequate record in the Knoxville MSA AA regarding the Community Development Test. Apex's CD performance demonstrates adequate responsiveness to CD needs in the Knoxville MSA AA through CDLs, QIs, and CD services, as appropriate, considering the institution's capacity and the need and availability of such opportunities for CD in the AA.

### Community Development Loans

Apex originated two CDLs totaling \$981,000 in the Knoxville MSA AA. By dollar volume, this equates to 3.0 percent of the total CDLs, or 17.2 percent when excluding regional activities, compared to 0.0 percent of the total loans in this AA.

The CDLs demonstrate responsiveness to the Knoxville MSA AA primarily through providing CDLs for community services and revitalization or stabilization efforts, both of which are identified needs of the Knoxville MSA AA.

The following lists examples of notable CDLs in the Knoxville MSA AA.

- **Revitalize or Stabilize** — The bank originated a Small Business Administration (SBA) loan totaling \$431,000 to a business located in a LMI tract to purchase equipment and provide working capital.
- **Community Services** — The bank originated an SBA loan totaling \$550,000 to fund the start-up of a business franchise in Knoxville, providing community services to LMI people.

## **Qualified Investments**

Apex made a QI totaling \$500 in the Knoxville MSA AA. By dollar volume, this equates to less than 0.0 percent of the total QIs, or 0.1 percent when excluding statewide activities, compared to 1.4 percent of total deposits in this AA.

The QI demonstrates responsiveness to the Knoxville MSA AA primarily through providing for community services, which is an identified need of the AA.

The following lists the QI in the Knoxville MSA AA.

- *Community Services* — The bank made a donation to a high school with a majority of LMI students.

## **Community Development Services**

During the evaluation period, bank employees provided 25 instances of financial expertise or technical assistance to various CD-related organizations in the Knoxville MSA AA. The level equates to 27.8 percent of the total CD services, or 29.4 percent when excluding statewide and regional activities, as compared to the 5.3 percent of the branches in this AA.

The CD services demonstrate responsiveness to the Knoxville MSA AA primarily through providing CD services for community services and economic development, both of which are identified needs of the Knoxville MSA AA.

The following lists examples of notable CD services in the Knoxville MSA AA.

- *Community Services* — A bank employee works to assist and provide free tax help to LMI individuals and families, persons with disabilities and limited English-speaking taxpayers.
- *Economic Development* — Two bank employees serve as board members, sit on the Investment Committee of a local non-profit organization, and provide financial expertise on budgeting, funding, and decision making for grant monies.

Apex does not operate any branches or deposit-taking ATMs in LMI CTs in the Knoxville MSA AA; however, the alternative banking services for this AA are the same as those presented in the Community Development Services section for the overall Institution.

## **TENNESSEE NON-MSA AA — Full-Scope Review**

### **DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE TENNESSEE NON-MSA AA**

The Tennessee Non-MSA AA includes all 54 CTs in Benton, Carroll, Greene, Henry, Humphrey, and Marshall counties in the non-MSA areas of Tennessee. In 2023, after acquiring 2 branches

from UMB, the bank expanded this AA to include Hickman County; however, in 2024, Hickman County became a part of the Nashville-Davidson-Murfreesboro-Franklin, Tennessee (Nashville) MSA and is currently a part of that AA. The current CTs reflect the following income designations according to the 2020 Census data: 3 moderate-, 38 middle-, 12 upper-income and a tract with no income designation. The bank operates 12 full-service offices in this AA.

FEMA declared the following counties as major disaster areas: Henry County in January 2022, due to severe storms, straight-line winds and tornadoes; Greene County in March 2023, due to a severe winter storm; Benton, Carroll, Henry, Hickman, and Humphreys counties in May 2023, due to severe thunderstorms and possible strong tornadoes; Henry County in September 2023, due to severe storms and straight-line winds; and Greene County October 2024, due to Tropical Storm Helene.

**Economic and Demographic Data**

The following tables note certain demographic data for this area.

2023 Demographic Information of the Tennessee Non-MSA AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	ANA * of #
Geographies (Census Tracts)	61	0.0	6.6	75.4	16.4	1.6
Population by Geography	224,888	0.0	7.4	74.4	18.2	0.0
Housing Units by Geography	105,638	0.0	7.9	75.7	16.4	0.0
Owner-Occupied Units by Geography	65,595	0.0	6.7	75.5	17.8	0.0
Occupied Rental Units by Geography	20,853	0.0	11.5	71.9	16.6	0.0
Vacant Units by Geography	19,190	0.0	8.1	80.7	11.2	0.0
Businesses by Geography	15,832	0.0	8.2	74.6	17.1	0.1
Farms by Geography	1,096	0.0	5.7	75.7	18.6	0.0
Family Distribution by Income Level	57,453	19.7	18.3	19.7	42.3	0.0
Household Distribution by Income Level	86,448	23.8	16.2	17.7	42.3	0.0
Median Family Income Non-MSAs - TN		\$56,418	Median Housing Value			\$122,802
			Median Gross Rent			\$676
			Families Below Poverty Level			12.5%
<i>Source: 2020 Census data and 2023 D&amp;B data            Due to rounding, totals may not equal 100.0 percent            (*) The NA category consists of geographies that have not been assigned an income classification</i>						

2024 Demographic Information of the Tennessee Non-MSA AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	ANA * A of #
Geographies (Census Tracts)	54	0.0	5.6	70.4	22.2	1.9
Population by Geography	199,963	0.0	7.0	68.5	24.4	0.0
Housing Units by Geography	95,097	0.0	7.4	70.1	22.5	0.0
Owner-Occupied Units by Geography	58,471	0.0	6.0	68.9	25.0	0.0
Occupied Rental Units by Geography	19,302	0.0	11.0	67.6	21.4	0.0
Vacant Units by Geography	17,324	0.0	8.0	76.7	15.3	0.0
Businesses by Geography	14,001	0.0	8.0	67.7	24.3	0.1
Farms by Geography	983	0.0	5.2	70.5	24.3	0.0
Family Distribution by Income Level	51,623	20.2	17.6	19.4	42.8	0.0
Household Distribution by Income Level	77,773	24.4	16.3	17.2	42.1	0.0
Median Family Income Non-MSAs - TN		\$55,998	Median Housing Value			\$122,726
			Median Gross Rent			\$670
			Families Below Poverty Level			12.8%
<i>Source: 2020 Census data and 2024 D&amp;B data</i> <i>Due to rounding, totals may not equal 100.0 percent</i> <i>(*) The NA category consists of geographies that have not been assigned an income classification</i>						

The following table shows the 2023 FFIEC estimated-median family income levels for the Tennessee Non-MSA AA.

Median Family Income Ranges				
Median Family Income	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper >120%
<b>TN NA Median Family Income (99999)</b>				
2023 (\$69,500)	<\$34,750	\$34,750 to <\$55,600	\$55,600 to <\$83,400	>\$83,400
<i>Source: FFIEC</i>				

Major employers in the area include Tyson Foods, Walmart Distribution Center, Dana Inc., and Greene Valley Development Center.

Data obtained from the U.S. Bureau of Labor Statistics indicates a blended unemployment rate in the Tennessee Non-MSA AA of 4.0 percent in December 2024, above the State of Tennessee rate at 3.6 percent and below the national rate at 4.1 percent. This was consistent for December 2023; however, in December 2022, the blended unemployment rate of 3.9 percent exceeded the State of Tennessee and the national rates both at 3.5 percent.

### Competition

Apex operates in a competitive environment in the Tennessee Non-MSA AA. Competition comes

from other local banks, as well as national banks. Based on the June 30, 2024, FDIC Deposit Market Share Report, 19 financial institutions operate 69 offices throughout the AA. Apex ranks 1st in market share by capturing 14.9 percent of the AA deposits.

### **Credit and Community Development Needs and Opportunities**

Considering information obtained from bank management and demographic and economic information, examiners concluded that the primary credit needs of the Tennessee Non-MSA AA include home mortgage and small business lending.

Demographic data indicates that 37.8 percent of AA families are LMI with 12.8 percent below the poverty level. This signifies a continued need for community services. The higher percentage of small businesses with revenues of \$1.0 million or less supports the continued need for economic development. Finally, the AA's designations as federal disaster areas support the need for revitalization or stabilization efforts.

## **SCOPE OF EVALUATION - TENNESSEE NON-MSA AA**

While the Lending Test loan product reviews and weighting scopes for the Tennessee Non-MSA AA are the same as addressed in the Scope of Evaluation section for the Institution as whole, the AA delineation is different between years. In reviewing 2022 and 2023 HMDA LAR data, examiners included the analysis for the loans in Hickman County as part of this AA. For 2024 HMDA LAR data and small business lending data, examiners did not include the analysis for the loans in Hickman County as part of this AA since the county was removed from the non-MSA areas of Tennessee to the Nashville MSA. Therefore, the 2023 home mortgage loan analysis that is presented in this section reflects an AA that includes Hickman County and the 2024 small business loan analysis that is presented in this section reflects an AA that does not include Hickman County.

The Community Development Test scope will also present activities for Hickman County in this AA for 2022 and 2023. For activities in 2024 and 2025, Hickman County is not included as part of this AA.

## **CONCLUSIONS ON PERFORMANCE CRITERIA IN THE TENNESSEE NON-MSA AA**

### **LENDING TEST**

Apex demonstrated an adequate Lending Test record in the Tennessee Non-MSA AA. The reasonable performances regarding geographic distribution and borrower profile support this conclusion.

**Geographic Distribution**

The geographic distribution of loans reflects reasonable dispersion throughout the Tennessee Non-MSA AA. Apex's reasonable performances for home mortgage and small business loans support this conclusion.

***Home Mortgage Loans***

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the Tennessee Non-MSA AA. Reasonable performance in the moderate-income CTs supports this conclusion.

The following table shows home mortgage lending performance in the moderate-income CTs exceeds aggregate data by 0.5 percentage points, reflecting reasonable performance.

<b>Geographic Distribution of Home Mortgage Loans Tennessee Non-MSA AA</b>						
<b>Tract Income Level</b>	<b>% of Owner-Occupied Housing Units</b>	<b>Aggregate Performance % of #</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>cy.</b>
Low	0.0	0.0	0	0.0	0	0.0
Moderate	6.7	5.1	4	5.6	455	7.3
Middle	75.5	72.0	56	78.9	4,359	70.3
Upper	17.8	22.9	11	15.5	1,391	22.4
Not Available	0.0	0.0	0	0.0	0	0.0
<b>Totals</b>	<b>100.0</b>	<b>100.0</b>	<b>71</b>	<b>100.0</b>	<b>6,205</b>	<b>100.0</b>
<i>Source: 2020 Census data, 2023 HMDA Aggregate data, and 2023 HMDA LAR data Due to rounding, totals may not equal 100.0 percent</i>						

***Small Business Loans***

The geographic distribution of small business loans reflects reasonable dispersion throughout the Tennessee Non-MSA AA. Reasonable performance in the moderate-income CTs supports this conclusion.

The following table shows the distribution of small business loans within the moderate-income CTs rises above **D&B** data by 2.4 percentage points, reflecting reasonable performance.

<b>Geographic Distribution of Small Business Loans Tennessee Non-MSA AA</b>					
<b>Tract Income Level</b>	<b>% of Businesses</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low	0.0	0	0.0	0	0.0
Moderate	8.0	5	10.4	305	11.0
Middle	67.7	39	81.3	2,378	86.0
Upper	24.3	4	8.3	81	2.9
Not Available	0.1	0	0.0	0	0.0
<b>Totals</b>	<b>100.0</b>	<b>48</b>	<b>100.0</b>	<b>2,764</b>	<b>100.0</b>
<i>Source: 2024 D&amp;B data and 2024 Bank records Due to rounding, totals may not equal 100.0 percent</i>					

### **Borrower Profile**

The distribution of borrowers reflects, given the demographics of the Tennessee Non-MSA AA, reasonable penetration among individuals of different income levels (including LMI) and businesses of different sizes. Reasonable home mortgage and small business loan performances support this conclusion.

### ***Home Mortgage Loans***

The distribution of borrowers reflects reasonable penetration among individuals of different income levels in the Tennessee Non-MSA AA. Reasonable performance to moderate-income borrowers outweighs the excellent performance to low-income borrowers to support this conclusion.

To low-income borrowers, lending rose above aggregate data by 10.3 percentage points, indicative of excellent performance. To moderate-income borrowers, lending rose above aggregate data by 4.3 percentage points, indicative of reasonable performance. The level of lending to moderate-income borrowers outweighs the level of lending to low-income borrowers because the aggregate performance is higher for moderate-income borrowers, reflecting a larger demand for loans.

<b>Distribution of Home Mortgage Loans by Borrower Income Level Tennessee Non-MSA AA</b>						
<b>Borrower Income Level</b>	<b>% of Families</b>	<b>Aggregate Performance % of #</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low	19.7	5.2	11	15.5	710	11.4
Moderate	18.3	16.8	15	21.1	926	14.9
Middle	19.7	23.9	22	31.0	1,860	30.0
Upper	42.3	38.9	19	26.8	1,955	31.5
Not Available	0.0	15.2	4	5.6	755	12.2
<b>Totals</b>	<b>100.0</b>	<b>100.0</b>	<b>71</b>	<b>100.0</b>	<b>6,205</b>	<b>100.0</b>
<i>Source: 2020 Census data, 2023 HMDA Aggregate data, and 2023 HMDA LAR data Due to rounding, totals may not equal 100.0 percent</i>						

### ***Small Business Loans***

The distribution of borrowers reflects reasonable penetration among businesses of different sizes in the Tennessee Non-MSA AA. The reasonable level of small business loans to businesses with gross annual revenues (GARs) of \$1.0 million or less supports this conclusion.

The following table shows that in the Tennessee Non-MSA AA, more than 7 out of every 10 small business loans were to businesses with GARs of \$1.0 million or less, indicative of reasonable performance. While this level trails D&B data by 9.9 percentage points, examiners considered that 62.5 percent of all small business loans were made to businesses with GARs less than \$250,000, showing the bank's willingness to lend to the smallest of businesses and further supporting reasonable performance.

<b>Distribution of Small Business Loans by Gross Annual Revenues Tennessee Non-MSA AA</b>					
<b>Gross Revenue Level</b>	<b>% of Businesses</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
< \$100,000	58.3	12	25.0	413	14.9
\$100,000 - \$249,999	19.4	18	37.5	840	30.4
\$250,000 - \$499,999	4.7	4	8.3	298	10.8
\$500,000 - \$1,000,000	2.4	2	4.2	181	6.5
<b>Subtotal &lt;= \$1,000,000</b>	<b>84.9</b>	<b>36</b>	<b>75.0</b>	<b>1,732</b>	<b>62.7</b>
>\$1,000,000	3.5	8	16.7	593	21.5
Revenue Not Available	11.6	4	8.3	439	15.9
<b>Total</b>	<b>100.0</b>	<b>48</b>	<b>100.0</b>	<b>2,764</b>	<b>100.0</b>

*Source: 2024 D&B data and 2024 Bank records  
Due to rounding, totals may not equal 100.0 percent*

### **COMMUNITY DEVELOPMENT TEST**

Apex demonstrated an adequate record in the Tennessee Non-MSA AA regarding the Community Development Test. The CD performance demonstrates adequate responsiveness to CD needs in the Tennessee Non-MSA AA through CDLs, QIs, and CD services, as appropriate, considering the institution's capacity and the need and availability of such opportunities for CD in the AA.

### **Community Development Loans**

Apex originated **10** CDLs totaling approximately \$4.7 million in the Tennessee Non-MSA AA. By dollar volume, this equates to 14.5 percent, or 82.8 percent when excluding regional activities, of the total CDLs compared to 88.8 percent of the total loans in this AA. The level of CDLs in the Tennessee Non-MSA AA has decreased from the 27 CDLs totaling \$6.7 million recorded at the prior evaluation.

The CDLs demonstrate responsiveness to the Tennessee Non-MSA AA primarily through providing CDLs for economic development and revitalization or stabilization efforts, both of which are identified needs of the Tennessee Non-MSA AA.

The following lists examples of notable CDLs in the Tennessee Non-MSA AA.

- ***Economic Development*** — The bank originated a United States Department of Agriculture guaranteed farm loan totaling over \$281,000 providing for the retention of permanent jobs for LMI people or places.
- ***Revitalization or Stabilization*** — The bank originated a loan totaling \$300,000 to support the continued operations and improvements for a business located in a LMI tract.

### **Qualified Investments**

Apex made 34 QIs totaling approximately \$1.4 million in the Tennessee Non-MSA AA. By dollar volume, this equates to 58.1 percent of the total QIs, or 99.4 percent when excluding statewide activities, compared to 80.1 percent of total deposits in this AA. This level reflects an increase from the 61 QIs totaling \$200,000 recorded at the prior evaluation.

The QIs demonstrate responsiveness to the Tennessee Non-MSA AA primarily through providing QIs for community services and economic development, both of which are identified needs of the Tennessee Non-MSA AA.

The following lists notable examples of QIs in the Tennessee Non-MSA AA.

- ***Community Services*** — The bank donated \$30,000 to support building a new location in Greeneville to a non-profit organization that provides assistance to young people in need.
- ***Affordable Housing*** — The bank invested approximately \$1.3 million in mortgage-backed securities for multi-housing units designed for LMI rents based on income and specifically for senior adults on fixed incomes and adults with disabilities.

### **Community Development Services**

During the evaluation period, bank employees provided 47 instances of financial expertise or technical assistance to various CD-related organizations in the Tennessee Non-MSA AA. The level equates to 52.2 percent of the total CD services, or 55.3 percent when excluding statewide and regional activities, as compared to the 63.2 percent of the branches in this AA. The level has increased from the prior evaluation where the bank provided 40 CD services.

The CD services demonstrate responsiveness to the Tennessee Non-MSA AA primarily through providing CD services for community services, economic development, and revitalization or stabilization efforts, all of which are identified needs of the Tennessee Non-MSA AA

The following lists examples of notable CD services in the Tennessee Non-MSA AA.

- ***Revitalize or Stabilize*** — A bank employee serves as the treasurer of a local organization with a purpose to revitalize and build up the local downtown area by creating or attracting businesses to create jobs for LMI people or areas.

- **Affordable Housing** — A bank employee serves on the Board of a local housing organization that helps build and provide affordable housing for LMI people.

Apex does not operate any branches or deposit-taking ATMs in LMI CTs in the Tennessee Non-MSA AA; however, the alternative banking services for this AA are the same as those presented in the Community Development Services section for the Institution as a whole.

## KINGSPORT MSA AA— Limited-Scope Review

### DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE KINGSPORT MSA AA

The Kingsport MSA AA consists of all 13 CTs in Hawkins County in the Kingsport-Bristol, Tennessee-Virginia (Kingsport) MSA and is made up of the following income designations according to the 2020 Census data: 3 moderate-, 7 middle-, and 3 upper-income. The bank operates two full-service offices in this AA.

FEMA declared Hawkins County a major disaster area due to Tropical Storm Helene in October 2024.

Demographic data for this AA is included in the following table.

<b>Demographic Information of the Kingsport MSA AA</b>						
<b>Demographic Characteristics</b>	<b>#</b>	<b>Low % of #</b>	<b>Moderate % of #</b>	<b>Middle % of #</b>	<b>Upper % of #</b>	<b>NA* % of #</b>
Geographies (Census Tracts)	13	0.0	23.1	53.8	23.1	0.0
Population by Geography	56,721	0.0	17.9	55.7	26.3	0.0
Housing Units by Geography	27,406	0.0	19.5	55.1	25.3	0.0
Owner-Occupied Units by Geography	17,732	0.0	19.8	54.2	26.0	0.0
Occupied Rental Units by Geography	5,451	0.0	15.0	51.2	33.7	0.0
Vacant Units by Geography	4,223	0.0	24.3	64.2	11.5	0.0
Businesses by Geography	2,683	0.0	16.0	57.9	26.1	0.0
Farms by Geography	172	0.0	16.3	65.1	18.6	0.0
Family Distribution by Income Level	15,985	23.5	18.4	23.2	34.9	0.0
Household Distribution by Income Level	23,183	25.7	16.2	17.6	40.5	0.0
Median Family Income MSA - 28700 Kingsport-Bristol, TN-VA MSA	\$60,792	Median Housing Value				\$126,160
		Median Gross Rent				\$649
		Families Below Poverty Level				13.9%

*Source: 2020 Census data and 2024 D&B data*

*Due to rounding, totals may not equal 100.0 percent*

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

The following table shows the income ranges based on the 2023 FFIEC estimated-median family income of \$74,600 for the Kingsport MSA.

<b>Median Family Income Ranges</b>				
<b>Median Famil Incomes y</b>	<b>Low &lt;50%</b>	<b>Moderate 50% to &lt;80%</b>	<b>Middle 80% to &lt;120%</b>	<b>Upper ≥120%</b>
<b>Kingsport-Bristol, TN-VA MSA Median Family Income (28700)</b>				
2023 (\$74,600)	<\$37,300	\$37,300 to <\$59,680	\$59,680 to <\$89,520	≥\$89,520
<i>Source: FFIEC</i>				

Major employers in the area include Cooper-Standard, Barrette Outdoor Living, and Cardinal Glass Industries.

Data obtained from the U.S. Bureau of Labor Statistics indicates an unemployment rate in Hawkins County of 4.1 percent in December 2024, above the State of Tennessee rate at 3.6 percent and consistent with the national rate at 4.1 percent. The unemployment rates for the county exceeded both the State of Tennessee and the national rates in December 2022 and December 2023.

## **CONCLUSIONS ON PERFORMANCE CRITERIA IN THE KINGSPORT MSA AA**

### **LENDING TEST**

The institution's lending performance in the Kingsport MSA AA is below the lending performance in the Knoxville MSA AA that was reviewed using full-scope examination procedures; however, it does not change the overall conclusions.

The bank only originated 3 home mortgage loans totaling \$128,000 and no small business loans in this AA. Based on these low levels, examiners did not analyze lending in this AA as these levels would not yield meaningful conclusions.

### **COMMUNITY DEVELOPMENT TEST**

The CD performance in the Kingsport MSA AA is below the CD performance overall; however, it does not change the institution rating. Please see the Community Development Test at the Institution level for CD activity in this AA.

## NASHVILLE MSA AA— Limited-Scope Review

### DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE NASHVILLE MSA AA

The Nashville MSA AA consists of all 117 CTs in Hickman, Rutherford, and Williamson counties in the Nashville MSA and is made up of the following income designations according to the 2020 Census data: 2 low-, 21 moderate-, 45 middle-, 49 upper-income, and 2 with no income designation. The bank operates four full-service offices in this AA.

Demographic data for this AA is included in the following table.

<b>Demographic Information of the Nashville MSA AA</b>						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	117	1.7	17.9	36.8	41.9	1.7
Population by Geography	614,137	1.8	13.7	38.2	45.4	0.8
Housing Units by Geography	217,194	1.9	16.6	38.3	42.5	0.7
Owner-Occupied Units by Geography	146,675	0.6	11.6	37.4	50.3	0.3
Occupied Rental Units by Geography	58,290	5.0	26.3	40.9	26.1	1.7
Vacant Units by Geography	12,229	3.7	31.2	36.2	27.9	1.0
Businesses by Geography	77,098	0.7	12.1	27.7	58.1	1.4
Farms by Geography	1,984	0.8	12.0	32.3	54.6	0.4
Family Distribution by Income Level	151,073	15.1	15.8	19.9	49.2	0.0
Household Distribution by Income Level	204,965	16.5	15.4	18.2	49.9	0.0
Median Family Income MSA - 34980 Nashville-Davidson-Murfreesboro- Franklin, TN MSA		\$81,652	Median Housing Value			\$327,938
			Median Gross Rent			\$1,234
			Families Below Poverty Level			5.3%
<i>Source: 2020 Census data and 2024 D&amp;B data</i> <i>Due to rounding, totals may not equal 100.0 percent</i> <i>(*) The NA category consists of geographies that have not been assigned an income classification</i>						

The following table shows the income ranges based on the 2023 FFIEC estimated-median family income of \$100,500 for the Nashville MSA.

<b>Median Family Income Ranges</b>				
Median Family Income	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper >120%
<b>Nashville-Davidson--Murfreesboro--Franklin, TN MSA Median Family Income (34980)</b>				
2023 (\$100,500)	<\$50,250	\$50,250 to <\$80,400	\$80,400 to <\$120,600	>\$120,600
<i>Source: FFIEC</i>				

Major employers in the area include Alvin C York Veterans' Administration, Community Health Systems, Inc., and Ford Motor Credit.

Data obtained from the U.S. Bureau of Labor Statistics indicates a blended unemployment rate in the Nashville MSA AA of 2.9 percent in December 2024, well below both the State of Tennessee and the national rates at 3.6 percent and 4.1 percent, respectively. This remained consistent throughout the evaluation period.

## **CONCLUSIONS ON PERFORMANCE CRITERIA IN THE NASHVILLE MSA AA**

### **LENDING TEST**

The institution's lending performance in the Nashville MSA AA is below the lending performance in the Knoxville MSA AA that was reviewed using full-scope examination procedures; however, it does not change the overall conclusions.

The bank only originated 5 home mortgage loans totaling \$2.2 million and 6 small business loans totaling \$534,000 in this AA. Based on these low levels, examiners did not analyze lending in this AA as these levels would not yield meaningful conclusions.

### **COMMUNITY DEVELOPMENT TEST**

The CD performance in the Nashville MSA AA is below the CD performance overall; however, it does not change the institution rating. Please see the Community Development Test section at the Institution level for CD activity in this AA.

## APPENDICES

### INTERMEDIATE SMALL BANK PERFORMANCE CRITERIA

#### Lending Test

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

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

#### Community Development Test

The Community Development Test considers the following criteria:

- 1) The number and amount of community development loans;
- 2) The number and amount of qualified investments;
- 3) The extent to which the bank provides community development services; and
- 4) The bank's responsiveness through such activities to community development lending, investment, and service needs.

## GLOSSARY

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

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

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

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

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

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

**Community Development:** For loans, investments, and services to qualify as community development activities, their primary purpose must:

- (1) Support affordable housing for low- and moderate-income individuals;
- (2) Target community services toward low- and moderate-income individuals;
- (3) Promote economic development by financing small businesses or farms; or
- (4) Provide activities that revitalize or stabilize low- and moderate-income geographies, designated disaster areas, or distressed or underserved nonmetropolitan middle-income geographies.

**Community Development Corporation (CDC):** A CDC allows banks and holding companies to make equity type of investments in community development projects. Institution CDCs can develop innovative debt instruments or provide near-equity investments tailored to the development needs of the community. Institution CDCs are also tailored to their financial and marketing needs. A CDC may purchase, own, rehabilitate, construct, manage, and sell real property. Also, it may make equity or debt investments in development projects and in local businesses. The CDC activities are expected to directly benefit low- and moderate-income groups, and the investment dollars should not represent an undue risk on the banking organization.

**Community Development Financial Institutions (CDFIs):** CDFIs are private intermediaries (either for profit or nonprofit) with community development as their primary mission. A CDFI facilitates the flow of lending and investment capital into distressed communities and to individuals who have been unable to take advantage of the services offered by traditional financial institutions. Some basic types of CDFIs include community development banks, community development loan funds, community development credit unions, micro enterprise funds, and community development venture capital funds.

A certified CDFI must meet eligibility requirements. These requirements include the following:

- Having a primary mission of promoting community development;
- Serving an investment area or target population;
- Providing development services;
- Maintaining accountability to residents of its investment area or targeted population through representation on its governing board of directors, or by other means;
- Not constituting an agency or instrumentality of the United States, of any state or political subdivision of a state.

**Community Development Loan:** A loan that:

- (1) Has as its primary purpose community development; and
- (2) Except in the case of a wholesale or limited purpose institution:
  - (i) Has not been reported or collected by the institution or an affiliate for consideration in the institution's assessment area as a home mortgage, small business, small farm, or consumer loan, unless it is a multifamily dwelling loan (as described in Appendix A to Part 203 of this title); and
  - (ii) Benefits the institution's assessment area(s) or a broader statewide or regional area including the institution's assessment area(s).

**Community Development Service:** A service that:

- (1) Has as its primary purpose community development;
- (2) Is related to the provision of financial services; and
- (3) Has not been considered in the evaluation of the institution's retail banking services under § 345.24(d).

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

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

**Distressed Middle-Income Nonmetropolitan Geographies:** A nonmetropolitan middle-income geography will be designated as distressed if it is in a county that meets one or more of the following triggers:

- (1) An unemployment rate of at least 1.5 times the national average;
- (2) A poverty rate of 20 percent or more; or
- (3) A population loss of 10 percent or more between the previous and most recent decennial census or a net migration loss of 5 percent or more over the 5-year period preceding the most recent census.

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

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

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

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

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

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

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

**Limited-Scope Review:** A limited scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area.

Performance under applicable tests is often analyzed using only quantitative factors (e.g, geographic distribution, borrower profile, total number and dollar amount of investments, and branch distribution).

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

**Low Income Housing Tax Credit:** The Low-Income Housing Tax Credit Program is a housing program contained within the Internal Revenue Code of 1986, as amended. It is administered by the U.S. Department of the Treasury and the Internal Revenue Service. The U.S. Treasury Department distributes low-income housing tax credits to housing credit agencies through the Internal Revenue Service. The housing agencies allocate tax credits on a competitive basis.

Developers who acquire, rehabilitate, or construct low-income rental housing may keep their tax credits. Or, they may sell them to corporations or investor groups, who, as owners of these properties, will be able to reduce their own federal tax payments. The credit can be claimed annually for ten consecutive years. For a project to be eligible, the developer must set aside a specific percentage of units for occupancy by low-income residents. The set-aside requirement remains throughout the compliance period, usually 30 years.

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

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

**Metropolitan Division (MD):** A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

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

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

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

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

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

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

**Qualified Investment:** A lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

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

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

**Small Business Investment Company (SBIC):** SBICs are privately-owned investment companies which are licensed and regulated by the Small Business Administration (SBA). SBICs provide long-term loans and/or venture capital to small firms. Because money for venture or risk investments is difficult for small firms to obtain, SBA provides assistance to SBICs to stimulate and supplement the flow of private equity and long-term loan funds to small companies. Venture capitalists participate in the SBIC program to supplement their own private capital with funds borrowed at favorable rates through SBA's guarantee of SBIC debentures. These SBIC debentures are then sold to private investors. An SBIC's success is linked to the growth and profitability of the companies that it finances. Therefore, some SBICs primarily assist businesses with significant growth potential, such as new firms in innovative industries. SBICs finance small firms by providing straight loans and/or equity-type investments. This kind of financing gives them partial ownership of those businesses and the possibility of sharing in the companies' profits as they grow and prosper.

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

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

**Underserved Middle-Income Nonmetropolitan Geographies:** A nonmetropolitan middle-income geography will be designated as underserved if it meets criteria for population size, density, and dispersion indicating the area's population is sufficiently small, thin, and distant from a population center that the tract is likely to have difficulty financing the fixed costs of meeting essential community needs.

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

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

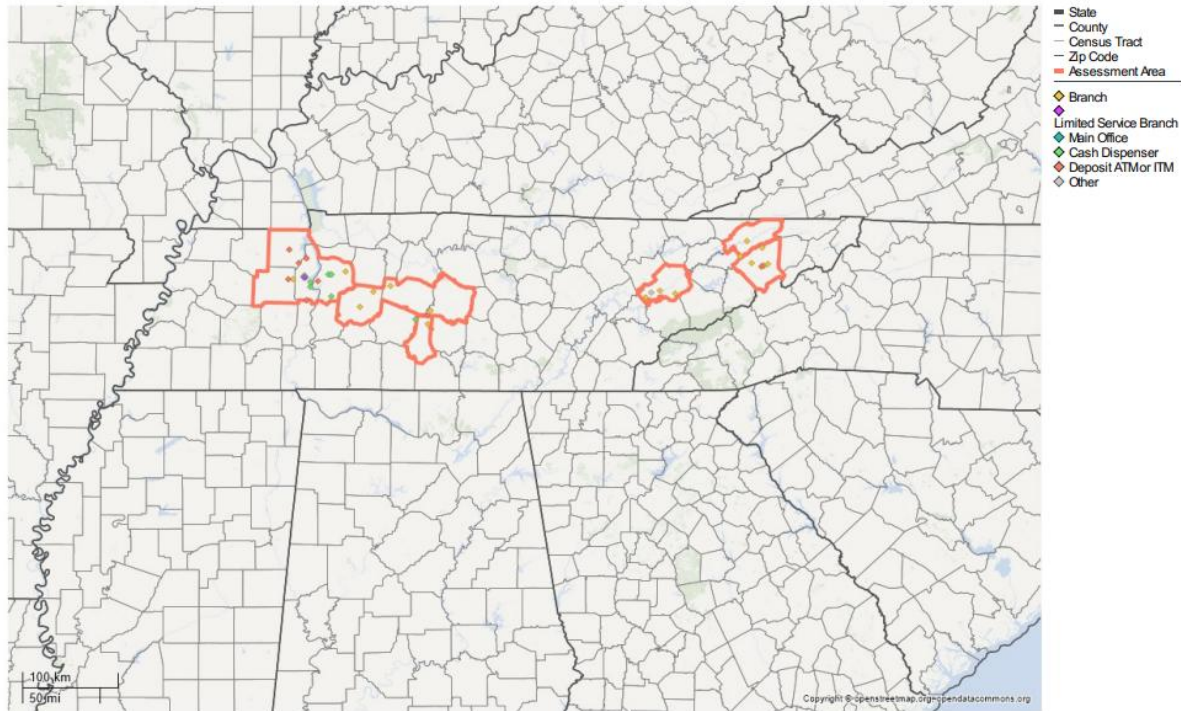
"Urban" excludes the rural portions of "extended cities"; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.



## Assessment Area and Map

Apex Bank

AA Map with Branches and ATMs



### Applied Filters

- Facility Status: (Open)
- CRA Loans: Loan File
- Real Estate Loans: Action Taken Date: (2/16/2007 - 12/30/2025)
- Real Estate Loans: Loan File
- You are included in the HMDA benchmark.
- Area: (Tennessee Non-MSA, Nashville MSA, Knoxville MSA, Kingsport MSA)

### Assessment Areas:

Kingsport MSA – Hawkins Co.

Knoxville MSA – Knox Co.

Nashville MSA – Hickman, Rutherford, and Williamson Co.

Tennessee Non-MSA – Benton, Carroll, Greene, Henry, Humphreys, and Marshall Co.



## Branch Locations and Hours

### CAMDEN – MAIN STREET

102 East Main St.  
Camden, TN 38320

(731) 584-8236

**Lobby Hours:**

Monday – Thursday: 8:30 – 4:00 CT  
Friday: 8:30 – 5:00 CT

### CAMDEN – HIGHWAY 641

180 Hwy 641 North  
Camden, TN 38320

(731) 584-3678

**Lobby Hours:**

Monday – Thursday: 8:30 – 4:00 CT  
Friday: 8:30 – 5:00 CT

**Drive-Thru Hours:**

Monday – Thursday: 8:30 – 4:00 CT  
Friday: 8:30 – 5:00 CT

**ATM Available**

### CAMDEN – WEST MAIN

257 West Main St.  
Camden, TN 38320

(731) 584-7437

**Drive-Thru Hours (Only):**

Monday – Thursday: 8:30 – 4:00 CT  
Friday: 8:30 – 5:00 CT  
Saturday: 9:00 – 12:00 CT

**ATM Available**

### BIG SANDY

65 Main St.  
Big Sandy, TN 38221

(731) 593-3246

**Lobby Hours:**

Monday – Thursday: 8:30 – 4:00 CT  
Friday: 8:30 – 5:00 CT

**Drive Thru Hours:**

Monday – Thursday: 8:30 – 4:00 CT  
Friday: 8:30 – 5:00 CT  
Saturday: 9:00 – 12:00 CT

**ATM Available**

### BRUCETON

30828 Broad St.  
Bruceton, TN 38317

(731) 418-4440

**Lobby Hours:**

Monday – Thursday: 8:30 – 4:00 CT  
Friday: 8:30 – 5:00 CT

**Drive-Thru Hours:**

Monday – Thursday: 8:30 – 4:00 CT  
Friday: 8:30 – 5:00 CT

**ATM Available**

### MCEWEN

95 Main St.  
McEwen, TN 37101

(931) 582-2739

**Lobby Hours:**

Monday – Thursday: 8:30 – 4:00 CT  
Friday: 8:30 – 5:00 CT

**Drive-Thru Hours:**

Monday – Thursday: 8:30 – 4:00 CT  
Friday: 8:30 – 5:00 CT

**ATM Available**

### WAVERLY

201 West Main St.  
Waverly, TN 37185

(931) 296-2739

**Lobby Hours:**

Monday – Thursday: 8:30 – 4:00 CT  
Friday: 8:30 – 5:00 CT

**Drive-Thru Hours:**

Monday – Thursday: 8:30 – 4:00 CT  
Friday: 8:30 – 5:00 CT

**ATM Available**

### CHAPEL HILL

118 South Horton Pkwy.  
Chapel Hill, TN 37034

(931) 246-7105

**Lobby Hours:**

Monday – Thursday: 8:00 – 4:00 CT  
Friday: 8:00 – 5:00 CT

**Drive Thru Hours:**

Monday – Thursday: 7:30 – 4:00 CT  
Friday: 7:30 – 5:00 CT  
Saturday: 7:30 – 12:00 CT

**ATM Available**

### FAIRVIEW

2017 Fairview Blvd.  
Fairview, TN 37062

(615) 799-2739

**Lobby Hours:**

Monday – Thursday: 8:30 – 4:00 CT  
Friday: 8:30 – 5:30 CT

**Drive-Thru Hours:**

Monday – Thursday: 8:30 – 4:30 CT  
Friday: 8:30 – 5:30 CT

**ATM Available**



## GREENEVILLE -WEST MAIN

1118 West Main St.  
Greeneville, TN 37743

(423) 278-9527

**Lobby Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**Drive Thru Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**ATM Available**

## GREENEVILLE – TUSCULUM BLVD.

841 Tusculum Blvd.  
Greeneville, TN 37745

(423) 787-1280

**Lobby Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**Drive Thru Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**ATM Available**

## GREENEVILLE – ANDREW JOHNSON HIGHWAY

3015 East Andrew Johnson Hwy.  
Greeneville, TN 37745

(423) 636-1555

**Lobby Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**Drive Thru Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET  
Saturday: 9:00 – 12:00 ET

**ATM Available**

## BAILEYTON

560 Van Hill Rd.  
Greeneville, TN 37745

(423) 234-5811

**Lobby Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**Drive Thru Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**ATM Available**

## BULLS GAP

105 North Main St.  
Bulls Gap, TN 37711

(423) 393-2323

**Lobby Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**Drive Thru Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**Deposit Accepting ATM Available**

## MOSHEIM

17 North Spring St.  
Mosheim, TN 37818

(423) 657-0404

**Lobby Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**Drive Thru Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**Deposit Accepting ATM Available**

## ROGERSVILLE

4020 TN-66 South  
Rogersville, TN 37857

(423) 564-5880

**Lobby Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**Drive Thru Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**Deposit Accepting ATM Available**

## KNOXVILLE – SOUTH

7570 Mountain Grove Dr.  
Knoxville, TN 37920

(865) 500-4127

**Lobby Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**Drive Thru Hours:**

Monday – Thursday: 8:30 – 5:00 ET  
Friday: 8:30 – 6:00 ET

**Deposit Accepting ATM Available**

## EAGLEVILLE

259 North Main St.  
Eagleville, TN 37060

(615) 588-2517

**Lobby & Drive Thru Hours:**

Monday – Thursday: 8:30 – 4:30 CT  
Friday: 8:30 – 5:30 CT

**ATM Available**



### CENTERVILLE

314 North Public Square  
Centerville, TN 37033

(931) 729-5181

**Lobby Hours:**

Monday – Thursday: 8:30 – 4:30 CT  
Friday: 8:30 – 5:00 CT

**Drive Thru Hours:**

Monday – Thursday: 8:30 – 4:30 CT  
Friday: 8:30 – 5:00 CT

**ATM Available**

### LYLES

5200 TN-100  
Lyles, TN 37098

(931) 623-5000

**Lobby Hours:**

Monday – Thursday: 8:30 – 4:30 CT  
Friday: 8:30 – 5:00 CT

**Drive Thru Hours:**

Monday – Thursday: 8:30 – 4:30 CT  
Friday: 8:30 – 5:00 CT

**ATM Available**

### KNOXVILLE – FARRAGUT

11916 Kingston Pike  
Knoxville, TN 37934

(865) 342-0006

**Lobby & Drive Thru Hours:**

Monday – Friday: 9:00 – 5:00 ET

**Deposit Accepting ATM Available**

### KNOXVILLE – BEARDEN

6501 Kingston Pike  
Knoxville, TN 37919

(865) 684-1001

**Lobby & Drive Thru Hours:**

Monday – Friday: 9:00 – 5:00 ET

**Deposit Accepting ATM Available**

### ATMs not Located at Branch Locations

- Big Daddy's – 4597 Hwy 70 E Camden, TN 38320
- Bird Song Marina – 255 Marina Rd. Camden, TN 38320
- Browntown – 80 Browntown Rd. Waverly, TN 37185
- Camden City Hall – 110 Hwy 641 S. Camden, TN 38320
- Camden High School – 115 Schools Drive Camden, TN 38221
- Cash Saver K.P. Paradise LLC – 13870 Hwy 69 Big Sandy, TN 38221
- Country Corner Market 3732 Hwy 431 Columbia, TN 38401
- Fresh Market – 2255 E. Wood St. Paris, TN 38242
- Greeneville – 200 W. Summer St. Greeneville, TN 37743 (deposit accepting)
- Holladay – 15015 Hwy 641 S. Holladay, TN 38341
- Hollow Rock – 27995 Broad St. Hollow Rock, TN 38342
- Loretta Lynn's – 15366 TN 13 Hurricane Mills, TN 37078
- New Johnsonville – 970 Broadway Ave. New Johnsonville, TN 37134 (deposit accepting)
- Springville – 11719 Hwy 641 S. Springville, TN 38256
- Waverly Plaza – 210 Waverly Plaza Waverly, TN 37185



## Branch Location Census Tracts

- Camden – Main St.: 9633.00
- Camden – Hwy 641: 9633.00
- Camden – W. Main: 9633.00
- Big Sandy: 9630.00
- Bruceton: 9620.00
- McEwen: 1301.00
- Waverly: 1303.00
- Chapel Hill: 9550.00
- Fairview: 0505.04
- Greeneville – W. Main: 0914.00
- Greeneville – Tusculum: 0903.00
- Greeneville – AJ Hwy: 0902.00
- Baileyton: 0914.00
- Bulls Gap: 0509.00
- Mosheim: 0907.00
- Rogersville: 0503.02
- Knoxville – South: 0056.03
- Eagleville: 0408.10
- Centerville: 9503.02
- Lyles: 9501.00
- Knoxville – Farragut: 0058.13 (opened 5/27/25)
- Knoxville – Bearden: 0044.04 (opened 5/27/25)

# PERSONAL PRODUCTS

## CHECKING ACCOUNTS

### Pinnacle Checking

- \$5 monthly fee if daily balance falls below \$500
- \$5 fee waived for students under age 25
- \$50 minimum opening deposit

### Peak Checking Plus

for **Senior Customers 62+**  
and **Veterans or Active-Duty Military**

- No monthly fee
- No minimum balance
- \$50 minimum opening deposit

### Mountain Top Checking

\$10 monthly fee waived with **ONE** of the following requirements met:

- Make at least one recurring direct deposit each month, **OR**
- Complete 10 debit card transactions each month, **OR**
- Keep a balance of at least \$1,000 each day

### Summit Checking

- \$1,000 minimum daily balance to earn interest
- \$5 monthly fee if daily balance falls below \$1,000
- \$50 minimum opening deposit

## Checking Accounts Include:

- No limitations on number of withdrawals or transfers
- ATM/Debit Card
- FREE Online Banking with access to Mobile Deposit and FREE eStatements
- FREE 24-hour telephone access to account
- Bill Pay available

A \$2.50 paper statement fee applies to ALL checking accounts. This fee can be waived when you opt-in to eStatements.

## SAVINGS ACCOUNTS

### Summit Savings

- \$25 minimum daily balance to earn interest
- No monthly fee
- No minimum balance
- \$25 minimum opening deposit

### Summit Money Market

- \$2,500 minimum daily balance to earn interest
- Tiered interest beginning at \$2,500
- \$10 monthly fee if balance falls below \$2,500
- \$50 minimum opening deposit

### Smart Money Market

- \$1,000 minimum daily balance to earn interest
- \$9 monthly fee if balance falls below \$1,000
- \$50 minimum opening deposit

### Christmas Club

- \$25 minimum daily balance to earn interest
- No maintenance fee
- No minimum balance
- \$25 minimum opening deposit
- Funds disbursed in November

### CD • Certificates of Deposit

- Earns interest
- \$500 minimum balance to earn interest
- Term lengths vary
- Penalties may apply for early withdrawals
- \$500 minimum opening deposit

### IRA • Individual Retirement Accounts

- Earns interest
- Term lengths vary
- Penalties may apply for early withdrawals
- Other restrictions apply
- \$500 minimum opening deposit

## Round Up \$aver

Sign up for Apex Bank's **Round Up \$aver** and every time you use your debit card, we will round it up to the nearest dollar and deposit the difference into your savings account.



**FREE eStatements**

**Apple / Google Pay**

**Round Up \$aver**

**ATMs • Online Banking**

**Mobile Deposits • Mobile App**

**Bill Pay • Safe Deposit Boxes**

## LOANS

- Personal
- Mortgage
- Small Business
- Commercial



## ABOUT US

*We believe in building a brighter future together.*

We offer you personalized financial solutions, unwavering support, and transformational, not transactional, banking.

*Our mission is for everyone in our communities to grow and thrive.*

Experience a partner who truly cares about your journey and success.

*#1 Community Bank in Tennessee*

AWARDED BY  
INDEPENDENT COMMUNITY BANKERS OF AMERICA

## LOCATIONS

CAMDEN – MAIN STREET  
731.584.8236

CAMDEN – WEST MAIN  
731.584.7437

BRUCETON  
731.418.4440

WAVERLY  
931.296.2739

FAIRVIEW  
615.799.2739

CENTERVILLE  
931.729.5181

GREENEVILLE – WEST MAIN  
423.278.9527

GREENEVILLE – A.J. HWY  
423.636.1555

BULLS GAP  
423.393.2323

ROGERSVILLE  
423.564.5880

KNOXVILLE – FARRAGUT  
865.342.0006

CAMDEN – HIGHWAY 641  
731.584.3678

BIG SANDY  
731.593.3246

MCEWEN  
931.582.2739

CHAPEL HILL  
931.246.7105

EAGLEVILLE  
615.588.2517

LYLES  
931.623.5000

GREENEVILLE – TUSCULUM  
423.787.1280

BAILEYTON  
423.234.5811

MOSHEIM  
423.657.0404

KNOXVILLE – SOUTH  
865.500.4127

KNOXVILLE – BEARDEN  
865.684.1001



## PRODUCTS & SERVICES

CHECKING, SAVINGS, & MORE



*Everyone in our Community Grows and Thrives!*

888.869.2739

[www.ApexBank.com](http://www.ApexBank.com)



# FEE SCHEDULE

<b>CLOSE ACCOUNT</b> (within 30 days of account opening)	<b>\$25.00</b>
<b>DORMANT ACCOUNT</b> (per month)*	<b>\$9.99</b>
<b>OFFICIAL CHECK</b>	<b>\$5.00</b>
<b>HOURLY RESEARCH &amp; ACCOUNT RECONCILIATION</b>	<b>\$30.00</b>
<b>RETURNED DEPOSIT ITEM</b> (chargeback item)	<b>\$10.00</b>
<b>SAFE DEPOSIT BOX:</b> <b>SIZE &amp; PRICE VARY BY LOCATION</b> LOCK REPAIR, REPLACEMENT, AND FORCED ENTRY - FEES VARY & BEGIN AT	<b>\$250.00</b>
<b>STATEMENTS:</b> PRINTED/MAILED STATEMENT (per cycle)	<b>\$2.50</b>
STATEMENT REPRINT (per 5 pages)	<b>\$2.50</b>
<b>STOP PAYMENT</b>	<b>\$33.00</b>
<b>FOREIGN CURRENCY ORDER/EXCHANGE</b>	<b>\$25.00</b>
<b>GARNISHMENT/LEVY PROCESSING</b>	<b>\$100.00</b>
<b>INSUFFICIENT BALANCE</b> AUTHORIZED OVERDRAFT CHARGE PER ITEM	<b>\$33.00</b>
NON-SUFFICIENT FUNDS (NSF) CHARGE (for returning items) PER ITEM	<b>\$33.00</b>
NON-SUFFICIENT FUNDS (NSF) CHARGE (for paying items) PER ITEM	<b>\$33.00</b>
<b>DAILY OVERDRAFT CHARGE</b> (after 5 consecutive business days)	<b>\$5.00</b>
<b>WIRE TRANSFERS</b> DOMESTIC INCOMING	<b>\$20.00</b>
DOMESTIC OUTGOING	<b>\$30.00</b>
INTERNATIONAL INCOMING	<b>\$25.00</b>
INTERNATIONAL OUTGOING	<b>\$85.00</b>

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**Call or visit us for additional information.**

**888.869.2739 | [www.ApexBank.com](http://www.ApexBank.com)**

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*\*Checking accounts become dormant after 12 months of no activity. Savings, Money Market and HSA accounts become dormant after 24 months of no transaction activity. For questions regarding your account status, please ask an Apex Bank team member.*

**ALWAYS FREE**

**eStatements**

**Apple / Google Pay**

***Round Up \$aver***

**Online Banking**

**Mobile Deposits**

**Bill Pay**



***#1 Community Bank  
in Tennessee***

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888.869.2739 | [www.ApexBank.com](http://www.ApexBank.com)**



## Loan-to-Deposit (LTD) Ratios

### **2025**

March – 112.9%

June – 118.9%

September – 115.3%

December – 113.3%

### **2024**

March – 103.8%

June – 113.4%

September – 116.5%

December – 115.7%

### **2023**

March – 100.9%

June – 102.9%

September – 101.5%

December – 105.3%



## **Home Mortgage Disclosure Act (HMDA) Disclosure Statement**

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