
CRA Disclosure Statement

PURPOSE OF THE COMMUNITY REINVESTMENT ACT (“CRA”)

The Federal Community Reinvestment Act (“CRA”) was enacted in 1977 and the Commonwealth of Massachusetts enacted its law in 1982. The purpose of these laws is to encourage banks to meet the credit needs of their entire individual communities with special concern to community development and credit availability for low-and moderate-income consumers and small or minority businesses. Recently revised statements have been published by the regulators reaffirming the purpose of CRA, which also seeks to ensure that strategic and business plans of banks do not ignore the needs of low-to moderate-income consumers in their designated communities.

The delineation of the community, internal management structure, marketing efforts, and products and services are all critical in terms of a good CRA performance rating. The discussion of each factor within this program outlines what we believe is an effective CRA program.

INTRODUCTION

StonehamBank - A Co-operative Bank (the “Bank”) is an approximately \$580 million institution. This institution was incorporated and first opened its doors for business on January 10, 1887. The Bank was chartered under state law to cater to financial needs of the consumer, both for deposit and loans, and in particular, residential mortgage loans. The Bank’s main office is located at 80 Montvale Avenue, Stoneham MA 02180. The Bank has a branch office located at 493 Boston Road, Billerica MA 01821. The hours of operations of these locations are documented on “CRA Public File – Branches” which is included in this CRA Public File and are also listed on the Bank’s website at www.stonehambank.com.

COMMUNITY DELINEATION

For the purpose of CRA, the Bank has delineated the communities of Billerica, Burlington, Danvers, Lynnfield, Malden, Medford, Melrose, Middleton, North Reading, Peabody, Reading, Saugus, Stoneham, Tewksbury, Wakefield, Wilmington, Winchester, and Woburn as its Assessment Area. This decision was based on a number of factors, including the source of deposits, the location of loans, locations of banking and loan offices, and the number of employees.

In accordance with the spirit and statutory requirements of both the state and federal Community Reinvestment Acts, the Bank is deeply committed to serving the credit needs of its entire Assessment Area without regard to race, color, religion, national origin, sex, handicap, familial status, sexual orientation, gender identity, ancestry, marital status, children, or age (provided that the applicant has the capacity to enter into a binding contract); the fact that all or part of the applicant’s income derives from any public assistance program; or the fact that the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Board of Directors, Management and the employees of the Bank fully understand their responsibilities in meeting the standard of performance required under the Community Reinvestment Act.

Our lending community includes all types of neighborhoods and districts, and persons of all income levels and races. A map depicting our delineated community is attached to this CRA Public File. Designation of our community does not mean that we do not make loans outside of our delineated community; we often do.

CREDIT SERVICES OFFERED

Residential mortgage loan programs remain a primary focus of the Bank. As the Bank has evolved and its customers' needs have diversified, small business deposit accounts and lending products have been added to assist our customer base. The Bank is proud to offer the following mortgage, consumer and business loan programs to meet the credit needs of its community.

Real Estate Mortgages

Fixed Rate and Adjustable Rate Conventional Loans
Government Loans (FHA / VA)
Fixed Rate and Adjustable Rate Jumbo Loans
Home Equity Lines of Credit Loans
Home Equity Loans
Construction Permanent Loans
Consumer Construction Loans
Commercial Loans
Rehabilitation Loans
Affordable Housing Loans
Massachusetts Housing Finance Agency Loans

Consumer Loans

Unsecured Personal Loans
Collateral Loans
Overdraft Protection

Business Loans

Commercial Loans
Commercial Real Estate Loans
Business Lines of Credit
Fast Financing

Credit Cards*

Personal Platinum Cash Back Rewards Card
Personal Platinum Card
Business Platinum Cash Back Rewards Card
Business Platinum Card

***Credit Cards issued by ServisFirst Bank. All applications are subject to ServisFirst Bank's Underwriting Guidelines.**

ACTIVITIES THAT MEET THE CREDIT NEEDS OF THE COMMUNITY

As part of its commitment to serve the community, the Bank develops and participates in several unique credit and non-credit services. The strong emphasis that the Bank places on the credit needs of the community stems from recognition that everyone in the community is entitled to, and requires, a range of credit services. The Bank feels that its commitment to the spirit of CRA is expressed through the special credit activities outlined below, which are designed to increase banking availability to those who otherwise might not be able to take advantage of such services.

1. HOME MORTGAGES

The Bank consistently strives to offer mortgage programs that allow as many as possible of its community residents the opportunity to achieve the “American Dream” and become homeowners. The home mortgage programs offered by the Bank that makes home ownership available to the low-to-moderate income residents of its delineated community are:

- **FHA / VA**
- **MassHousing** Purchase / Rehab Program
- **MassHousing** Welcome Home Mortgage Program
- **MassHousing** Traditional Program
- **MassHousing** First Time Homebuyer Program
- **MassHousing** Workforce Advantage FTHB Program
- **FHLB** Equity Builder Grant Program
- **FHLB** Housing Our Workforce (“HOW”) Program
- **Massachusetts ONE** Mortgage Program
- **Boston Home Center’s Financial Assistance Program**

To ensure that every low-to-moderate applicant has every conceivable opportunity to obtain a mortgage, the Bank maintains strong working relationships with private mortgage insurers.

2. OTHER NON-LOAN SERVICES AVAILABLE

The Bank offers the following non-loan services to its community:

Services

Checking Accounts (including Free Checking)
Pre-Need Funeral Trust Accounts
MMDA Accounts
Business Checking Accounts
Business Savings Accounts
Business MMDA
Passbook Savings Accounts
Statement Savings Accounts
Holiday Club Accounts
Vacation Club Accounts
Certificate of Deposit Accounts (Business available as well) – *statement only*
Individual Retirement Account (IRA) Plans
Night Depository
Drive-up Window Service – Billerica & Montvale Locations
Automated Teller Machines (ATMs)- Billerica & Montvale Locations
NYCE, SUM & Plus ATM Network Participation
Cashiers’ Checks

U.S. Savings Bond – *Redemptions*
Notary Public
Massachusetts Voluntary Public Assistance Benefits Check Cashing Program
Language Line Services Participant
Direct Deposit
Money Orders
Overdraft Protection
Electronic Transfer
Domestic Wire Transfer – *Bank Customers Only*
International Wire Transfer - *Bank Customers Only*
Bank by Mail
Monthly Dividend Check Disbursement
Voice Response Unit (VRU) / Telephone Banking
ATM and Visa Debit Cards
Internet Banking / eStatements
Business ACH Origination
Allpoint Network Banking
Foreign Currency Exchange
Mobile Banking
Mobile Check Deposit
Remote Deposit Capture
Commercial Sweep Accounts
Consumer Sweep Accounts
Customer Contact Center
On-Line Chat Service
Merchant Services
Stoneham Financial Services
Coin Counting Machines
Premium Alerts
Time Trade Appointment Software
Image ATM Deposit Service
Instant Issue Debit Cards