

COMMUNITY REINVESTMENT ACT STATEMENT

Hearthside Bank Middlesboro, Kentucky

This bank was founded in 1920 as the Peoples Building and Loan Association and was federally chartered in 1961, changing our name to Home Federal Bank. In 1992 we converted from a mutual institution to a stockholder owned institution to better serve our customers' needs and to more effectively compete in today's marketplace. In 2001, we became a state-chartered commercial bank that allowed us to concentrate more on retail business. This allows us to better serve the various savings and credit needs of individuals, businesses and organizations in our community. In 2021 we changed our name to Hearthside Bank to better communicate the same values that we've always had – integrity, drive, and commitment to serving our customers.

This packet has been prepared for our depositors, loan customers, and members of the community pursuant to the Community Reinvestment Act of 1977. There are two parts to this packet and each serves a separate purpose.

Part 1 is entitled "Assessment Area". It contains maps and descriptions of the approximate areas that we regard as our basic deposit and lending communities. These areas include all types of neighborhoods and districts and persons of all income levels and races. Designation of our assessment area does not mean that we make no loans outside of this area, and we sometimes do. Also, there may be parts of our assessment area where, for various reasons, we have been more active than in other areas. The defining of our assessment area merely sets forth the general area of operation of our institution. The concept of our basic deposit and lending area and communities is subject to change over time as patterns of commercial development change and populations shift. We may adjust our assessment area from time to time to reflect these changes.

Part 2 of this packet consists of a list of the general types of loans, deposits, and services we offer, and an explanation of how the availability of certain types of credit can vary. Due to limitations of space, this listing cannot contain all of the terms and conditions which affect our ability to grant credit or the details of all deposit types. A relationship banker will be pleased to provide you with detailed information upon request.

To serve our communities effectively, we constantly work to better understand the needs of the areas that we serve. We maintain active involvement in local programs that benefit our communities through personal and financial participation.

We hope that the information contained in this packet is useful to you. If you have any questions, do not hesitate to contact one of our bankers.

Part 1: ASSESSMENT AREA

Hearthside Bank has its home office located at 1602 Cumberland Avenue in Middlesboro, Kentucky. It has seven branch offices. The three Kentucky branch offices are in Harlan at 185 Finance Street and 102 Cumberland Avenue, and in Pineville at 119 Pine Street, Suite B. The four Tennessee branch offices are located at 520 Fifth Avenue in New Tazewell, 300 Main Street in Jacksboro, 6792 Cumberland Gap Parkway in Harrogate, and 11140 Kingston Pike in Knoxville.

The assessment areas served by these offices are comprised of Bell and Harlan Counties in Kentucky, and Claiborne, Campbell, and Knox Counties in Tennessee (See maps).

Part 2: LENDING

Listed below are the loan types which Hearthside Bank makes. The kinds of credit we can make available are limited by law and government regulations. Since these can change from time to time, we may be temporarily “out of the market” for certain types of loans at certain times. Also, changes in economic conditions sometimes make it impossible or impractical to make a certain type of loan. For instance, during periods of limited funds we may hold available funds for home loans. Also, every financial institution must, as a matter of law and good practice, maintain a mix of different types of loans and investments. Finally, the bank may find it prudent to avoid undue concentration of loans in geographic areas. For these reasons, an institution may have to plan to devote its funds to many different kinds of loans and this can result in certain types of credit being unavailable at a given time.

There are many different types of financial institutions. Some specialize in specific types of loans, and this allows them to offer better and more efficient services. The availability and the terms and conditions of credit in a specific instance are always decided on a case-by-case basis after the credit worthiness of the borrower and collateral have both been carefully evaluated.

At Hearthside Bank you always have a right to file a written loan application.

We offer the following types of credit:

- Consumer loans (auto, boat, unsecured, etc.)
- Conventional home mortgages (new or existing, single family and multi-family units)
 1. Uninsured, with maximum loan being 85% of fair market value of the property or selling price, whichever is lower
 2. Privately insured mortgages with maximum loan being 95% of fair market value of the property or selling price, whichever is lower
 3. Construction financing
 4. FHA, VA, Rural Development
- Commercial term loans and lines of credit, including
 1. Commercial real estate
 2. Machinery and equipment
 3. Rental properties
 4. Letters of credit
 5. Unsecured loans
- Community development loans
- Home improvement loans
- Home equity loans and lines-of-credit
- Loans on deposits

We offer the following types of deposits:

- Checking accounts
- Charly's Club for junior savers

- Education accounts
- Health savings accounts
- IOLTAs
- Easy Access accounts
- IRAs: Traditional, ROTH, and Coverdell
- SEP accounts
- Money market checking accounts (personal and business)
- Statement savings accounts
- Time deposits

We also offer the following services:

- Account to account transfers
- ATM cards
- Cash management
- Debit cards by MasterCard
- Direct Connect for personal financial management
- Direct deposit
- Draw processing
- Card management
- Escrow
- E-Statements
- Mobile banking
- Night deposit
- Online banking
- Online bill payment
- Overdraft protection
- Remote deposit capture / Mobile deposit
- Safe deposit boxes
- Save the Change
- Sweep processing
- Telephone banking
- Wire transfers
- Zelle®
- Apple Pay
- Google Pay
- Samsung Pay

HEARTHSIDE BANK OFFICES

Main Office:

**1602 Cumberland Avenue
Middlesboro, Kentucky 40965**

Hours: Monday – Thursday: 8:00 AM – 4:00 PM
Friday: 8:00 AM – 5:00 PM

Serving Bell County, Kentucky
Census Tract Codes

9601.00	9602.00	9603.00	9604.00	9605.00	9606.00	9607.00	9608.00	9611.00
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Branch Office:
119 Pine St, Suite B
Pineville, KY 40977

Hours: Monday – Thursday: 8:00 AM – 4:00 PM
Friday: 8:00 AM – 5:00 PM

Serving Bell County, Kentucky
Census Tract Codes

9601.00	9602.00	9603.00	9604.00	9605.00	9606.00	9607.00	9608.00	9611.00
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Branch Office:
Village Center, 185 Finance Street
Harlan, Kentucky 40831

Hours: Monday – Thursday: 8:30 AM – 4:00 PM
Friday: 8:30 AM – 5:00 PM

Serving Harlan County, Kentucky
Census Tract Codes

9701.00	9702.00	9703.00	9704.00	9705.00	9706.00	9707.00	9708.00	9709.00
9710.00	9713.00							

Branch Office:
102 Cumberland Avenue
Harlan, Kentucky 40831

Hours: Monday – Thursday: 8:30 AM – 4:00 PM
Friday: 8:30 AM – 5:00 PM

Serving Harlan County, Kentucky
Census Tract Codes

9701.00	9702.00	9703.00	9704.00	9705.00	9706.00	9707.00	9708.00	9709.00
9710.00	9713.00							

Branch Office:
520 Fifth Avenue
New Tazewell, Tennessee 37825

Hours: Monday – Thursday: 8:00 AM – 4:00 PM
Friday: 8:00 AM – 5:00 PM

Serving Claiborne County, Tennessee
Census Tract Codes

9701.00	9702.00	9703.00	9704.00	9705.00	9706.00	9707.00	9708.00	9709.00
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Branch Office:

**300 Main Street
Jacksboro, Tennessee 37757**

Hours: Monday – Thursday: 8:00 AM – 4:00 PM
Friday: 8:00 AM – 5:00 PM

Serving Campbell County, Tennessee
Census Tract Codes:

9501.00	9502.00	9503.00	9504.00	9505.00	9506.01	9506.02	9507.01	9507.02
9508.00	9509.00	9510.00	9511.00					

**Branch Office:
6792 Cumberland Gap Parkway
Harrogate, Tennessee 37752**

Hours: Monday – Thursday: 8:00 AM – 4:00 PM
Friday: 8:00 AM – 5:00 PM

Serving Claiborne County, Tennessee
Census Tract Codes:

9701.00	9702.00	9703.00	9704.00	9705.00	9706.00	9707.00	9708.00	9709.00
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**Branch Office:
11140 Kingston Pike
Knoxville, TN 37934**

Hours: Monday – Thursday: 8:00 AM – 4:00 PM
Friday: 8:00 AM – 5:00 PM

Serving Knox County, Tennessee
Census Tract Codes:

0001.00	0008.00	0009.01	0009.02	0014.00	0015.00	0016.00	0017.00	0018.00
0019.00	0020.00	0021.00	0022.00	0023.00	0024.00	0026.00	0027.00	0028.00
0029.00	0030.00	0031.00	0032.00	0033.00	0034.00	0035.01	0035.02	0037.00
0038.01	0038.02	0039.01	0039.02	0040.00	0041.00	0042.00	0043.00	0044.01
0044.03	0044.04	0045.01	0045.02	0046.06	0046.07	0046.08	0046.09	0046.10
0046.11	0046.12	0046.13	0046.14	0046.15	0047.00	0048.00	0049.00	0050.00
0051.00	0052.02	0052.03	0052.04	0053.01	0053.02	0054.01	0054.02	0055.01
0055.02	0056.02	0056.03	0056.04	0057.01	0057.04	0057.06	0057.07	0057.08
0057.09	0057.10	0057.11	0057.13	0057.14	0058.03	0058.07	0058.08	0058.09
0058.10	0058.11	0058.13	0058.14	0058.15	0059.03	0059.06	0059.07	0059.08
0059.09	0059.10	0059.11	0059.12	0060.01	0060.02	0060.03	0061.02	0061.03
0061.04	0062.02	0062.03	0062.05	0062.06	0062.07	0062.08	0063.01	0063.02
0064.01	0064.02	0064.03	0065.01	0065.02	0066.00	0067.00	0068.00	0069.01
0069.02	0069.03	0070.00	0071.00					

Customer Service Center Hours (telephone only - 800-354-0182)

Monday – Thursday: 8:00 AM – 4:00 PM
Friday: 8:00 AM – 5:00 PM