

T.D. Bank

C. COMMUNITY REINVESTMENT GOALS

Financial institution's annual Community Reinvestment Goals should include information on the number of small business loans, home mortgages, home improvement loans, and community development investments to be made within low and moderate-income neighborhoods within the City of Philadelphia. Do not submit metropolitan statistical area (MSA) data that includes areas outside of the City of Philadelphia.

1. Provide an overview of the financial institution's annual Community Reinvestment Goals and confirm most recent CRA rating.

TD Bank is dedicated to supporting the programs, organizations and people that contribute to the economic vitality, well-being and social equity of our communities. Making a positive impact on the communities where our customers and employees live and work, and inspiring others to join our efforts is a critical element of the TD Bank philosophy.

We believe that creating a socially responsible framework for our activities and working in concert with our neighborhoods, partners, and governmental officials, enhance our collective ability to make a difference. TD Bank reinvests in its local communities through its loan, investment, charitable giving, and employee volunteer programs.

TD Bank establishes annual goals for mortgage, home equity, small business and community development loans and investments in the City of Philadelphia. TD Bank considers a variety of factors in setting goals, including economic conditions, interest rate environment, availability, and cost of housing and other market factors and conditions which may impact loan demand or credit quality. TD Bank also considers the opportunity for loan and investment referrals from community-based partners in the City of Philadelphia.

Overall CRA Rating

Institution's CRA Rating: This institution is rated Outstanding.

The major factors that support this rating include:

- The institution demonstrates a high level of qualified investments, community development (CD) loans, and CD services.
- The institution demonstrates occasional use of innovative or complex qualified investments and CD loans.
- The institution exhibits excellent responsiveness to credit and CD needs in its assessment area

CRA Rating for the Philadelphia MMSA: Outstanding

The major factors that support this rating include:

- The institution demonstrates a high level of qualified investment activity, CD loans, and CD services in the Philadelphia MMSA.
- The institution demonstrates occasional use of innovative or complex qualified investments and CD loans in the Philadelphia MMSA.
- The institution exhibits excellent responsiveness to credit and CD needs in the Philadelphia MMSA.

2. Provide the number of small business loans, home mortgages, home improvement loans, and community development investments to be made within low and moderate-income neighborhoods within the City of Philadelphia as reported to HMDA in 2024.

Type	2023 Results	2024 Results	2025 Goals
Small Business Loans	256	381	131
Home Mortgages	27	45	49
Home Improvement Loans	61	54	99
Community Development Investments	\$73,845	\$67,688	\$117,282
Other (Please define if include)			

If applicable, please provide context for a decline in actual results from 2023 to 2024 and/or a decline from 2024 results to 2025 goals.

TD Bank does not currently have a designated home repair product but applicants can utilize home equity loans and/or lines of credit for home improvement purposes. In 2024 there was an overall decline in production of these loans at TD Bank. CRA loans are a percentage of our total production and the declining number of these loans are reflected in our 2024 year end results. (Please note that the Bank's residential lending (home mortgages and home improvement loans taken together), increased from 91 total residential loans in 2023 to 99 total residential loans in 2024.)

3. Provide the total number (count) and dollar amounts of residential mortgages, home improvement loans, small business loans and community development investments made in the City of Philadelphia as reported to HMDA in 2024.

Calendar Year 2024

Number of Loans by Income

Type	Low	Mod	Mid	Upper	Total
Residential Mortgage	16	29	13	70	128
Home Improvement	9	45	52	76	182
Small Business Loans	111	270	280	460	1,121
Community Development	3	8	5	2	18
Other (please define if include)					
Total:	139	352	350	608	1,449

Value of Loans (\$) by Income

Type	Low	Mod	Mid	Upper	Total
Residential Mortgage	\$2,344	\$6,061	\$4,833	\$41,610	\$54,847
Home Improvement	\$586	\$3,418	\$5,826	\$13,250	\$23,081
Small Business Loans	\$3,281	\$7,004	\$5,417	\$14,077	\$29,779
Community Development	\$25,043	\$42,645	\$19,554	\$50,300	\$137,542
Other (please define if include)					
Total:	\$31,254	\$59,128	\$35,630	\$119,236	\$245,249

4. Provide information on other types of community development investments made in neighborhoods within the City of Philadelphia (for example: Grants, Education, Public or related Commercial Development).

See attached Appendix VI: FY24 US Social Impact Facts Philadelphia

5. Briefly describe any lending outreach programs geared toward minorities, low-income individuals, women, or immigrants. This description should include the targeted community, the type of product (i.e. commercial, home lending, unsecured consumer) and any program outcomes.

HOME LENDING

Right Step Mortgage for LMI Borrowers

This is a proprietary TD Bank product:

-Up to 97% Loan to Value (LTV) on single family and condo purchases

-3% minimum borrower contributions for single family and condo purchase

- Minimum credit score 620
- Lender Paid Private Mortgage Insurance (LPMI)
- Properties located in LMI census tracts do not require a borrower income limit
- Non LMI census tracts – Income is limited to < 80% AMI for the property's location.
- Combined Loan to Value (CLTV) 105% with a Community Second
- Not limited to first-time homebuyers.
- Homebuyers/Homeowner education required.

TD Home Ready Access

This is a proprietary TD Bank product:

-UP to 97% loan to Value (LTV) on single family and condo purchases

3% minimum borrower contributions for single family and condo purchase

- Minimum credit score 620
- Lender Paid Private Mortgage Insurance (LPMI)
- Income Eligibility: Income is limited to <=150% AMI for the property's location
- Designated census tracts within TD lending footprint
- 10,000 Lender Credit
- Combined Loan to Value (CLTV) 105% with a Community Second
- Not limited to first-time homebuyers.
- Homebuyers/Homeowner education required.

HomeReady Mortgage for LMI Borrowers

HomeReady offers expanded eligibility for financing homes in designated low-income areas:

Up to 97% LTV on single family and condo purchases

- Fixed interest rate for the entire term
- Provides long-term security and flexibility.
- Customers can refinance at any time – no Prepayment penalty.
- Combined Loan to Value (CLTV) 105% with a Community Second
- Lower MI requirement than standard FNMA loans > 90% LTV
- Minimum Credit Score as Low as 620
- Not limited to first-time homebuyers
- Homebuyers/Homeowner education required

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DEPOSIT PRODUCTS

TD Essential Banking

TD Essential Banking is a low-cost, checkless account, ideal for customers who want an everyday bank account without overdraft fees or non-sufficient funds fees:

- \$0 minimum deposit to open the account
- No overdraft fees
- No ATM fee for using TD ATMs in the USA and Canada

TD Overdraft Relief

With TD Overdraft Relief,¹ we're evolving our services to give customers even more flexibility—like no fee if the customer is overdrawn by \$50 or less. Here's what else is included:

- No fee for Non-Sufficient Funds (NSF)
- Credits before debits
- No fee for Savings Overdraft Protection
- Limited daily overdraft charges

CONVERGENCE Philadelphia

CONVERGENCE Philadelphia is a collective impact initiative led by the Mortgage Bankers Association (MBA) to increase homeownership among Black, Hispanic, and other diverse households in the city. CONVERGENCE Philadelphia seeks to expand homeownership and the wealth-building opportunities that come with it. It engages the public, private, nonprofit, and philanthropic sectors. As of February 2023, TD Bank is one of three Cornerstone Partners for this work – in addition to Wells Fargo and Radian – and TD staff serve as co-leads for the Products and Programs workstream, which will facilitate homeownership gains among consumers through products and programs and create and/or enhance affordable lending programs and products to assist aspiring minority homeowners.

Philadelphia Business Lending Network

The Philadelphia Business Lending Network is an online service of the Department of Commerce in partnership with PBLN lenders to help local businesses thrive with innovative economic opportunities. This service enables business owners to express interest in financing to a group of nonprofit lenders, for profit lenders, and other funders with one form. TD was accepted as a participating organization in April 2023, which also makes select customers eligible to receive the city's Incentive Grant.

Bank On Philadelphia

The City of Philadelphia has partnered with Bank On to help residents get safe and affordable banking services. By using a Bank On-approved account, residents can avoid costly checkcashing services and unexpected fees. They can also get access to online banking and bill payments. In addition to offering a CFE Certified Bank On Product – TD Essential Banking – TD staff participate in regular meetings of the Bank On Philadelphia Coalition to further the Office of Community Empowerment and Opportunity's work on financial inclusion.