LARGE BANK

Comptroller of the Currency
Administrator of National Banks

Washington, DC 20219

Public Disclosure

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Community Reinvestment Act
Performance Evaluation

Univest National Bank and Trust Co.
Charter Number: 2333

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Souderton, PA 18964

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Table of Contents

Overall CRA Rating

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

The following table indicates the performance level of **Univest National Bank and Trust Co.** with respect to the Lending, Investment, and Service Tests:

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

* The lending test is weighted more heavily than the investment and service tests when arriving at an overall rating.

The major factors that support this rating include:

- A substantial majority of the bank's loans are made within its assessment area. Lending levels reflect good responsiveness to credit needs given the high level of competition from larger financial institutions.

- The distribution of loans reflects excellent penetration among home mortgage borrowers of different income levels.

- The distribution of loans reflects good penetration among business customers of different sizes based on the assessment area's demographics.

- The geographic distribution of home mortgage loans and small loans to businesses reflects adequate penetration throughout the assessment area's demographics given the limited opportunities to lend within the CT's.

- The bank's community development lending and affordable home mortgage loan products positively impacted the Lending Test Rating.

- Banking services are accessible to essentially all portions of the institution's assessment area. The bank is a leader in providing community development services.

- Qualified investments demonstrate adequate responsiveness to the affordable housing community revitalization needs of the assessment area.

Definitions and Common Abbreviations

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

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

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

Census Tract (CT): A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

Community Development: Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of $1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies.

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

Consumer Loan(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.

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, which is further classified into 'male householder' (a family with a male household and no wife present) or 'female householder' (a family with a female householder and no husband present).

Full Review: Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

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

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that 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 applications, the amount of loan requested, and the disposition of the application (e.g., approved, denied, and withdrawn). Beginning in 2004, the reports also include additional data on loan pricing, the lien status of the collateral, any requests for preapproval and loans for manufactured housing.

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

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited Review: Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income 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.

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 MA/assessment area.

Median Family Income (MFI): The median income determined by the U.S. Census Bureau every ten years and used to determine the income level category of geographies. Also, the median income determined by the Department of Housing and Urban Development annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above it and half below it.

Metropolitan Area (MA): Any metropolitan statistical area or metropolitan division, as defined by the Office of Management and Budget and any other area designated as such by the appropriate federal financial supervisory agency.

Metropolitan Division: As defined by Office of Management and Budget, a county or group of counties within a Metropolitan Statistical Area that contains a population of at least 2.5 million. A Metropolitan Division consists of one or more counties that represent an

employment center or centers, plus adjacent counties associated with the main county or counties through commuting ties.

Metropolitan Statistical Area: An area, defined by the Office of Management and Budget, as having at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties, plus adjacent outlying counties having a high degree of social and economic integration with the central county 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 percent 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 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units**.**

Other Products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

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 qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rated Area: A rated area is a state or multi-state 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 multi-state metropolitan area, the institution will receive a rating for the multi-state metropolitan area.

Small Loan(s) to Business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) and the Thrift Financial Reporting (TFR) instructions. These loans have original amounts of $1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans.

Small Loan(s) to Farm(s): A loan included in 'loans to small farms' as defined in the 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, or are classified as loans to finance agricultural production and other loans to farmers.

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

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

Description of Institution

Univest National Bank and Trust Co. (UNB) has $1.8 billion in assets and is a wholly owned subsidiary of Univest Corporation of PA (Univest), a one-bank holding company headquartered in Souderton, PA. UNB's has defined one assessment area (AA) including all of Montgomery and Bucks Counties. The bank is a full service, intrastate bank offering a wide array of loan and deposit products, trust services as well as wealth management and also mortgage banking services. UNB offers insurance and investment services through its operating subsidiaries Univest Insurance and Univest Investments Inc. respectively. Subsidiary activities were not considered in this evaluation, as they did not impact UNB's capacity to lend or invest in its community. There are no legal, financial or other factors impeding the bank's ability to help meet the credit needs of its AA.

UNB has thirty four branches located within the assessment area (AA) of Bucks and Montgomery Counties, 12 Retirement Community Financial Service Centers, and 39 ATM locations. During the evaluation period there were three branch openings; one in 2004 and two in 2005. In 2003 there were two branch closings and an additional two closings in 2005. Two branches were consolidated into existing branches.

As of June 30, 2006, UNB had net loans approximating $1.3 billion or 71% of total assets. The composition of the loan portfolio consists of commercial and commercial real estate loans at 54%, residential real estate loans at 24%, construction and development loans at 7%, consumer loans at 8%, and municipal loans at 7%. Net tier one capital was $160 million as of June 30, 2006.

UNB is a community bank with a primary focus of serving individuals, businesses and nonprofit organizations in Bucks and Montgomery counties. A full line of traditional banking products and services are offered at all branches.

UNB's competition comes from locally based banks, branches of regional financial institutions, and credit unions. The bank has identified its primary competitors as Harleysville National Bank, Commerce Bank, Citizens, Wachovia and National Penn Bank. Based on the June 30, 2006 deposit data the major competitors in the banks AA are: ING Bank (15.78% of market share, 1 office); MBNA America (13.21% of market share, 2 offices); and Chase Bank NA (9.75% market share, 4 offices).

UNB's previous CRA examination was conducted on September 2, 2003 and the bank was assigned an overall rating of "Outstanding".

Scope of the Evaluation

Evaluation Period/Products Evaluated

The evaluation period for the Lending Test, with the exception of community development (CD) loans consists of two distinct periods: September 1, 2003 through December 31, 2003 (2003 evaluation period) and January 1, 2004 through December 31, 2005 (2004-2005 evaluation period). All of the time periods are evaluated using 2000 Census demographic information. The 2004-2005 time period uses 2000 Census demographic information updated in 2004 to reflect new Office of Management and Budget (OMB) Metropolitan Statistical Area definitions and boundaries.

For the CD loans and the Investment and Service Tests the evaluation period was September 3, 2003 through October 2, 2006. The Investment Test included a review of investments, grants and donations made in the bank's AA that meet the definition of community development. The Service Test included a review of retail and community development services provided in the bank's AA.

Conclusions regarding the bank's lending performance are based on home improvement loans, home mortgage refinance loans, and loans to small businesses. There were a minimal number of home purchase loans and no multi-family loans; therefore these two loan types were not evaluated during this evaluation period. Small loans to farms were not evaluated since UNB did not originate or purchase such loans during the evaluation period. Consumer lending does not constitute a substantial majority of the bank's business and was not considered or evaluated.

Data Integrity
UNB's publicly filed information for Home Mortgage Disclosure Act (HMDA) reportable loans and small loans to businesses were tested for accuracy. Results of this testing evidenced that the data is sufficiently accurate for purposes of this CRA evaluation.

Selection of Areas for Full-Scope Review

We conducted a full scope review of UNB's one AA. During the 2003 evaluation period the banks AA was comprised of 346 census tracts (CTs) located in the Philadelphia MSA #6160. The AA for 2004-2005 evaluation period is comprised of 346 census tracts and is part of the Philadelphia PA MD #37964. UNB's assessment area complies with regulatory requirements and does not arbitrarily exclude low- and moderate income areas.

The OMB's revised Standards for Defining Metropolitan and Micropolitan Areas, introduced in February 2004, did not result in any new MSA's and no new metropolitan divisions (MDs) were created in the AA. The obsolete identification number #6160 for the Philadelphia MSA was changed to a new five-digit number #37964 in 2004.

Please refer to Appendix B for market profiles on the AA based on the 2000 Census.

Ratings

The bank's overall rating is based on the full scope review of its one AA. The lending Test was rated more heavily than the Investment or Service Test. Home mortgage loans received more weight in determining the Lending Test rating since UNB originated a greater number of these loans than small loans to businesses during the evaluation period.

Other

During the review, we contacted one community group. Our contact was a non-profit organization that provides affordable housing to low- and moderate-income individuals and families primarily in Bucks County. Based on our contact and other sources, credit and community development needs center on affordable housing and mortgage financing for low- and moderate-income populations. Our contact specifically mentioned UNB for its active participation in the organization's affordable housing programs, through grants, sponsorships and donations.

Fair Lending or Other Illegal Credit Practices Review

We found no illegal discrimination or other illegal credit practices.

Conclusions with Respect to Performance Tests

LENDING TEST

UNB's performance under the lending test in Pennsylvania is rated **"High Satisfactory".** Based on full-scope reviews, the bank's performance in the Philadelphia MSA 37964 is good reflecting an overall responsiveness to the credit needs in the assessment area.

Conclusions for Areas Receiving Full-Scope Reviews

Lending Activity

Refer to Table 1 Lending Volume and section of appendix C for the facts and data used to evaluate the bank's lending activity.

UNBs lending levels reflect a good responsiveness to the AA credit needs given the high level of competition from larger financial institutions in the AA. Approximately 68% of reportable loans originated during the evaluation period were home mortgage loans and 32% were small loans to business. There were no small loans to farms during the evaluation period. Agricultural lending is not a primary product line for the bank.

In particular we placed more weight on home refinance and home improvement lending as these comprised 25% and 63% respectively of all originated home mortgage loans. Additionally, greater weight is given to borrower distribution then geographic distribution in evaluating the bank's lending performance given the AA demographics.

Home Mortgage Loans

Among home mortgage originations, approximately 54% were home mortgage refinance loans, 40% were home improvement loans, 6% were home purchase loans and none were multifamily loans.

UNB has a 4.98% deposit market share as of June 30, 2006, ranking it sixth among 41 financial institutions in Montgomery County. Banks with higher deposit market shares are significantly larger institutions and have a greater number of branch offices in the AA. The top five institutions are Citizens Bank, Wachovia, Harleysville, PNC Bank and Commerce Bank.

The 2003 market share data for all mortgage data indicates that UNB ranks 27th out of 653 mortgage lenders with a market share of 0.68%. The 2004 market share data for all mortgage data indicates that UNB ranks 36 out of 624 mortgage lenders with a market share of 0.64%.

Based on the 2003 HMDA aggregate data, UNB ranked 7th out of 164 lenders in the AA with a 4.69% market share in home improvement lending. The 2004 HMDA aggregate data indicates UNB ranked 5th out of 211 lenders with a market share of 4.11% in home improvement lending. This performance is considered excellent considering the competition in the AA is primarily larger institutions.

According to the 2003 HMDA aggregate data, UNB ranked 32nd out of 574 lenders in the AA with a 0.50% market share in home refinance lending. The 2004 HMDA aggregate data indicated UNB ranked 73rd out of 368 lenders in the AA with a 0.31% market share in home refinance lending. This performance is considered good when taking into consideration the strong competition from nationwide lenders who are active in the area.

Small Loans to Businesses

Based upon the 2003 CRA aggregating data, UNB ranked 15th out of 160 lenders with a market share of 1.37%. Based upon the 2004 CRA aggregate data, UNB ranked 15th out of 146 lenders with a market share of 1.47%. This is considered good even though it is below the bank's deposit market shares. It reflects the dominance of large lenders, particularly credit card companies, which originate small loans to businesses.

Distribution of Loans by Income Level of the Geography

The borrower distribution of UNB's home mortgage loans and small loans to businesses is adequate among AA geographies.

Home Mortgage Loans

Refer to Tables 2 and 3 in appendix C for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases.

The overall geographic distribution of home mortgage loans is adequate considering the strong competition from significantly larger financial institutions and the limited opportunities for such lending in AA geographies.

During the 2003 evaluation period, home mortgage lending opportunities were very limited in the low-income census tracts given that only 0.08% of owner occupied units were located in this geography. There is one low-income census tract which is comprised of a prison which does not contain any owner occupied housing. Therefore the distribution of loans among low-income geographies did not apply in 2003 and 2004. As a result, an analysis of UNB's distribution of home mortgage products and small business lending for low-income geographies would not be meaningful and was not performed. Similarly, only 0.25% of businesses were located in the low-income census tracts in 2003. As a result, an analysis of UNB's distribution of home mortgage products and small business lending for low-income geographies would not be meaningful and was not performed.

In UNB's AA, the updated median family income is $58,395 which means a low-income individual earns less than $29,197. Further, according to the 2000 census data, 4.00% of the households within the AA are below the poverty level and are considered very low-income. Therefore low- and moderate-income residents of these moderate-income census tracts may encounter issues regarding home ownership.

Home mortgage lending opportunities are also limited in the moderate income geographies. In the 2003 evaluation period there were approximately 4.30% owner occupied units in moderate-income geographies and in 2004-2005 evaluation period there were less at 3.40%.

Home Improvement Lending

The geographic distribution of home improvement lending is adequate. In the 2003 and 2004-2005 evaluation periods there was no lending in the low-income census tracts.

In the 2003 evaluation periods, UNB's lending in moderate-income tracts was somewhat lower than the level of owner-occupied units in those geographies. In 2004-2005 evaluation period there were no loans made in the moderate-income census tracts. Historically the bank's branch network has been centralized in the northern portion of Montgomery County; the bank's assessment area has been expanded to include the bottom portion of Bucks County where the concentration of moderate-income census tracts is located.

For the 2003 evaluation period, UNB's lending in moderate-income tracts is somewhat lower than its overall market share. UNB's market share of home improvement lending in moderate-income AA geographies is below its overall home improvement lending market share in the AA. For the 2004-2005 evaluation period UNB's market share of home improvement lending in moderate-income AA geographies is below its overall home improvement lending market share in the AA.

Home Refinance Lending

The distribution for home refinance loans is adequate. For the 2003 evaluation period the percentage of mortgage refinance loans originated in moderate-income geographies is somewhat lower than the percentage of owner-occupied units. For the 2004-2005 evaluation period, there were no loans originated in moderate-income census tracts. As noted previously, opportunities for mortgage refinance loans are impacted by the low percentages of owner-occupied housing in moderate-income geographies. In 2004 UNB ranked 67th with a market share of 0.37% in moderate-income geographies

For all of the evaluation periods, UNB's market share in moderate-income tracts is below its overall market share.

Small Loans to Businesses
Refer to Table 4 in appendix C for the facts and data used to evaluate the geographic distribution of the bank's origination/purchase of small loans to businesses.

Geographic distribution of small loans to businesses is adequate. As noted previously competition is strong and opportunities are limited for small business lending in moderate-income geographies. The percentage of businesses in moderate-income geographies was only 6.53% in 2003 and 5.70% in 2004-2005. For the both the 2003 and 2004-2005 evaluation periods, the percentage of small loans to businesses in moderate-income geographies is somewhat lower than the percentage of businesses in such geographies.

For both the 2003 and 2004-2005 evaluation periods, UNB's market share of small loans to businesses is below its overall market share in moderate-income geographies.

Small Loans to Farms

UNB did not originate small loans to farms during the evaluation period. Agricultural lending is not a primary product line for the bank.

Consumer Loans

Consumer lending does not constitute a substantial majority of UNB's business and was not evaluated.

Lending Gap Analysis

Our review of the geographic distribution of loans did not detect any conspicuous or unexplained gaps in lending patterns.

Inside/Outside Ratio

UNB originates a substantial majority of loans in its assessment area. During the evaluation period of 2003, 95.07% of the number and 92.31% of the dollar amount of total residential mortgage loans originations were within the bank's assessment area. The number and dollar amount of loans originated in the assessment area during the evaluation period by the product types are as follows: 82.14% of the number and 76.28% of the dollar amount of home purchase loans, 97.33% of the number and 96.91% of the dollar amount of home improvement loans, 95.06% of the number and 94.25% of the dollar amount of home refinance loans. Regarding loans to small businesses, 94.61% of the number and 93.75% of the dollar amount of total originations were within the assessment area.

In the evaluation period of 2004-2005, 95.59% of the number and 94.82% of the dollar amount of total residential mortgage originations were within the bank's assessment area. The number and dollar amount of loans originated in the assessment area during the evaluation period by the product types are as follows: 89.74% of the number and 90.75% of the dollar amount of home purchase loans, 96.59% of the number and 98.15% of the dollar amount of home improvement loans, and 95.86% of the number and 94.47% of the dollar amount of home refinancing. Regarding loans to small businesses 94.93% of the number and 93.83% of the dollar amount of total originations were within the assessment area.

Distribution of Loans by Income Level of the Borrower

Home Mortgage Loans

Refer to Tables 5 & 6 in appendix C for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

The overall borrower distribution of home mortgage loans is excellent even with strong competition from significantly larger institutions and limited lending opportunities for low- and moderate-income borrowers.

Home Improvement Lending

Borrower distribution of home improvement loan originations is excellent. The percentage of loans originated to low- income borrowers exceeds the percentage of low-income families in the 2003 and 2004-2005 evaluation periods. The percentage of loans originated to moderate-

income borrowers significantly exceeds the percentage of moderate-income families in the 2003 and 2004-2005 evaluation periods.

For the 2003 evaluation period, UNB's market share for low- and moderate-income borrowers exceeds the overall market share. According to the 2003 market share data, UNB is ranked 2nd out of 77 lenders in lending to low-income borrowers and again is ranked 2nd out of 77 lenders in lending to moderate-income borrowers. For the 2004-2005 evaluation period UNB's market share exceeds its overall market share. The 2004 market share data indicates UNB is ranked 2nd out of 75 lenders in lending to low-income borrowers and is ranked 3rd out of 114 lenders in lending to moderate-income borrowers.

Home Refinance Lending

Borrower distribution of home mortgage refinance loan originations is good. For the 2003 evaluation period the percentage of home mortgage refinance loans to low-income borrowers is somewhat lower than the percentage of low-income families and the percentage of home mortgage refinance loans to moderate-income borrowers exceeds the percentage of moderate-income families in the AA. For the 2004-2005 evaluation period the percentage of loans originated to low-income borrowers is near to the percentage of low-income families in the AA, and the percentage of loans originated to moderate-income borrowers significantly exceeds the percentage of moderate-income families in the AA.

For the 2003 evaluation period, UNB's market share for low-income is near to its overall market share. For the 2003 evaluation period for moderate-income and for the 2004-2005 evaluation for low- and moderate-income borrowers, UNB's market share exceeds the overall market share.

Small Loans to Businesses

Refer to Table 7 in appendix C for the facts and data used to evaluate the borrower distribution of the bank's origination and purchase of small loans to businesses.

The distribution of small loans to businesses is good when considering the distribution by size of loan and the strong competition from larger, nationwide lenders that offer small business credit cards.

In 2003 evaluation period the distribution of small loans to businesses is somewhat lower than the percentage of businesses. However, the bank's market share for business with revenues of $1MM or less exceeds the overall market share. In addition, 58% of the small loans to businesses were $100M or less.

In 2004-2005 evaluation period the distribution of small loans to businesses is near to the percentage of businesses. However, the bank's market share for businesses with revenues $1MM or less exceeds the overall market share. In addition, 66% of the small loans to businesses were $100M or less. There were an additional four loans totaling $615M that should have been included in the tables.

Community Development Lending

Refer to Table 1 Lending Volume in appendix C for the facts and data used to evaluate the bank's level of community development lending. This table includes all CD loans, including

multifamily loans that also qualify as CD loans. In addition, Table 5 includes geographic lending data on all multi-family loans, including those that also qualify as CD loans. Table 5 does not separately list CD loans.

CD lending had a positive impact on the Lending Test. During the evaluation period the bank originated nine community development loans totaling $2.78 million to 5 different organizations serving low- and moderate-income individuals and families residing within the AA. The purpose of these loans included working capital, mortgage financing and real estate improvements, and the acquisition of equipment property for non-profit organizations providing social and housing services within the AA. The bank's CD lending is responsive to AA needs for affordable housing in low- and moderate-income geographies and for low- and moderate-income individuals, and for the revitalization of distressed communities.

Product Innovation and Flexibility

Product innovation and flexibility had a neutral impact on the Lending Test Conclusion.

UNB participates in the Ways to Work Partnership that provides small loans to low-income parents who cannot obtain loans elsewhere. The purpose of the loan is to help family members purchase or repair automobiles so that they are able to get or keep a job and care for their families. Loans are of various sizes ranging from $750-$4,000 and are given to families in need by a local bank. UNB started the program in 2004 and has originated 39 loans totaling $88 thousand during the evaluation period.

INVESTMENT TEST

Conclusions for Areas Receiving Full-Scope Reviews

UNB's performance for the investment test is rated "Low Satisfactory." In evaluating the bank's volume of investments, we considered community development opportunities in the AA as well as the capacity for the local infrastructure to create qualified investments.

UNB has an adequate level of qualified investments, grants and donations, and has exhibited an adequate level of responsiveness to meeting the identified needs of the area when consideration is given to the availability of qualified investments. The investment activity for this evaluation period is primarily qualifying grants and donations. There are three qualifying investments that were extended from the prior periods.

Refer to Table 8 in Appendix C for the facts and data used to evaluate the bank's level of qualified investments.

Overall investment opportunities in the AA are limited. The majority of investments for UNB are in the form of grants and donations to non-profit and community based organizations that serve housing, small business, and various community service needs of the low- and moderate-income families and individuals residing within the AA. The availability of tax credit projects are limited and infrequent in number. Additionally, the competition for tax credit projects is strong as private investors and larger banking institutions vie for the limited quantity available in the marketplace.

The types and dollar amounts of qualified investments made during the evaluation period are as follows:

1.	Prior Equity Investments	$ 534,808
2.	Grants and Donations	$ 565,648
3.	CLCDC Donation & Property	$ 96,917
		$1,197,373

1. There were no investments during the current evaluation period. The prior investments are as follows:
    - In September 2001, UNB committed to a $1MM equity investment in a 100-unit senior housing facility in Bucks County, PA. There is a current remaining balance of $240M. It is a 100-unit senior housing facility and is a mixed-income development, with 30 units dedicated to elderly persons earning 50% of area median income, 60 units targeted for persons earning 100% of median income and 10 units for persons earning above median income.
    - Univest purchased a Pennsylvania Housing and Financing Agency tax credit from a non-profit 501(c) 3 corporation that provides a 15 unit apartment complex to elderly moderate-income residents
    - The bank invested in a project which provides a single-family community in Perkiomen Township, Montgomery County, comprising 24 affordable rental homes for very low-income families. Each family has the option to buy their home after 15 years and can earn up to 22 percent equity in their home while renting by taking care of maintenance and minor repairs.

2. Community grants and qualifying donations totaling $565,648 were given to 196 organizations for the support of affordable housing, social services, education, employment, and small business initiatives benefiting low- and moderate-income families and/or individuals throughout the AA.

3. UNB continues to participate in the Community Lenders Community Development Corporation (CLCDC), a non-profit organization established to finance low- and moderate-income housing and community development in Montgomery and Bucks County. UNB was the lead bank in organizing this CDC. Over the assessment period the bank donated $24,000 ($6,000 each year) and provided office space to CLCDC at no cost. The fair market value of this space was $72,917 over the assessment period. UNB has been the lead bank in the administration and lending activities of a multi-bank CDC, which consists of many banks within the surrounding communities. Members of bank staff are partially or wholly involved in the day-to-day operations to support its ongoing mission. The involvement of the CDC includes business development, credit administration, management and administration, as well as board and committee membership. The bank continues to renew its lending commitment to the CDC year after year. This non-profit continues to help establish financing to low-and-moderate income housing and community development in and around its Assessment Area, which includes Bucks and Montgomery counties.

SERVICE TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the Service Test is rated "Outstanding". Based on full-scope reviews, the bank's performance in the AA is excellent.

The assessment area was adjusted during the examination to include all the census tracts in Bucks and Montgomery Counties. This added an additional 12 moderate-income census tracts.

Retail Banking Services

Refer to Table 9 in appendix C for the facts and data used to evaluate the distribution of the bank's branch delivery system and branch openings and closings.

Retail services are accessible to geographies and individuals of different income levels in the AA. UNB operates 34 branches throughout its AA, one in a moderate-income geography, sixteen in middle-income geographies and seventeen in the upper-income geographies which are full service branches. As a percentage of the total number of AA branches, 0%, 3%, 47% and 50% respectively are located in low- moderate-, middle-, and upper-income AA geographies. In comparison, of the AA population 0.23%, 5%, 37%, and 56% reside in low-, moderate-, middle-, and upper-income AA geographies respectively. Consequently, the percentage of UNB's branches located in low-and moderate-income AA geographies is near to the percentage of the AA population residing in these geographies.

Although UNB operates just one branch office, which is physically located in a moderate-income AA geography, many low- and moderate-income AA geographies are situated in close proximity to other AA branches. For example, ten AA branch offices although not actually located in low-or moderate-income AA geographies, are nevertheless situated within a five mile radius to low- and/or moderate-income AA geographies.

UNB provides banking services one or more days a week in 12 retirement communities within its AA. The communities are spread out over the AA, within 11 census tracts. Although the communities are not within low or moderate census tracts, many of the residents are in the low-to-moderate income bracket.

During the evaluation period, UNB opened three branch offices in its AA. None of the three branches were opened in low- or moderate-income AA geographies. UNB's record of branch openings over the evaluation period has had a neutral effect on the accessibility of delivery systems throughout the AA.

All of the branches offer ATM services and thirty-three of the thirty-four branches offer drive in facilities. Banking hours and services are provided Monday through Friday with extended hours on Friday evenings. Twenty-six of the thirty-four branches offer Saturday morning hours. A full line of traditional banking products and services are offered at all branches.

Services do not vary significantly among locations that would inconvenience low- and moderate-income individuals living within the AA. UNB offers alternative systems including Internet, bank by mail, and telephone banking.

UNB provides bilingual customer service representatives and tellers at some offices located throughout the bank's assessment area.

Community Development Services

UNB provides an excellent level of CD services within the assessment area. Examples are discussed below:

- The bank's Compliance and CRA officer serves as Secretary (two-year board member) of *Community Housing Services*, and provides ongoing financial expertise, as well as time with the Annual Dinner and Silent Auction and financial expertise for increasing the business of the organization's thrift shop, Decorator's Corner.

- One of the bank's corporate lenders has been a very active board member of *Habitat for Humanity of Montgomery County*, working numerous hours over the exam period to assist with the agency's Annual Dinner and Silent Auction and other awareness initiatives. A trust officer has also just joined this board recently.

- One of the bank's commercial lenders was on the board of *Interfaith Housing Development Corporation of Bucks County*, providing technical and financial expertise to this agency. Assistance and oversight of the agency's FHLB Affordable Housing Program applications was also provided by this employee. Interfaith Housing Development Corporation of Bucks County is an interfaith partnership of 30 Catholic, Protestant, Jewish, and Quaker organizations created in 1987 to address the needs of the homeless and the lack of affordable housing within Bucks County, Pennsylvania. Its mission is to provide housing for sale or rent to low- income families and the homeless, and to assist them in becoming self-sufficient.

- UNB continues its lead role with the *Community Lenders Community Development Corporation (CLCDC)*, which promotes and facilitates revitalization through housing and community development activities benefiting low- and moderate-income individuals and geographies. The bank's small business lender was on the loan committee from July 2004-July 2006, and is now the president of the board. Several credit analysts provide technical assistance for the loan committee's processing of requests.

- Both the Chief Risk Officer and Compliance and CRA officer have supported *Penn Foundation* with technical help during its fundraising and grant application process for a new housing site in Hilltown Township. Penn Foundation provides independent and assisted living to mentally challenged low- or moderate-income adults.

- The Compliance and CRA officer has provided technical help to Schwenkfeld Manor's *Schwenkfeld Terrace* project (low-income senior housing) in order to secure a FHLB grant; the bank is acting as the member bank.

- The CFO and CRO have provided numerous hours of financial and technical expertise, working with the Bucks County Commissioners, to preserve a tax-credit project, *New*

Hope Manor, which has had some management issues. New Hope Manor provides housing for low-income seniors.

- Univest holds membership to provide technical assistance in the *Montgomery County Partners for Homeownership*, represented by the Compliance and CRA officer. This organization coordinates many of the housing needs for homeless and low- and moderate-income individuals in Montgomery County.

- The bank sponsored and had two mortgage originators participate in two Montgomery County Homebuyers Fairs, and does offer a first-time homebuyer program.

- One of the bank's Wealth Management and Trust officers is a board member and finance committee member for *Indian Valley Housing Corporation* providing technical and financial expertise for funding initiatives. *Indian Valley Housing Corporation* provides affordable housing for low- and moderate-income individuals.

Small Business

- One of the bank's corporate lenders is a board member of Assets of Montgomery County, and chairs its finance committee. This agency provides assistance and training to small business owners and potential start-ups, and conducts regular seminars to promote the agency's mission.

- One of the bank's small business lenders is an ongoing presenter for SCORE's seminars and panel discussions, and covers topics such as starting, expanding and financing small businesses. SCORE is a 501 (c) (3) that offers entrepreneurial small businesses advice and training. It is a partner with the U.S. Small Business Administration.

- One of the bank's small business lenders is a member and ongoing presenter for the Small Business Development Center at Lehigh University, and both the Upper Bucks Micro Loan Fund and the Montgomery County Small Business Loan Fund, offering administrative and technical expertise to all organizations.

- Three employees are board members of three local area Chambers of Commerce. These organizations have programs supporting small business initiatives in the area, and all conduct annual fundraising and outreach expos to further these initiatives. These employees are all involved in these efforts.

Education

- The bank now offers a *Ways to Work* program (through Family Services of Bucks County), through which the bank makes car loans to low-income clients of the agency so these clients can have transportation to begin working again. The head of the bank's Retail Underwriting division is a member of this program's committee, which meets monthly to evaluate applications and provide financial expertise.

- A member of the bank's Wealth Management and Trust team has implemented a financial literacy program for *Indian Valley Housing Corporation* for its clients. In addition, he helped secure a $90,000 grant from the Certified Financial Planning Board to help implement the program for three years, including the hiring of a part-time

educator. This program is a collaborative venture with area businesses, including Grosse and Quade Realty, who will assist clients who have completed the literacy program with home purchasing. Univest provided the initial budget booklets to start the training program.

- A senior member of the retail services division served on the board and volunteered financial and technical expertise to Credit Counseling Services, which provides financial literacy and credit counseling to low-income consumers.

- The bank's security officer and one of the Trust department's officers present *"Identity Theft" and "Scams that Affect Seniors"* and financial education to multiple low-income senior housing projects on a regular basis. Thirteen presentations were made in the review period.

Other
The Compliance and CRA officer is a Board member of the North Penn United Way (NPUW), over 50% of whose agencies serve primarily low- to moderate-income individuals in the AA with a variety of social services. All Board members must be active in ongoing fundraising efforts. This officer is also a member of the Allocations Committee, which determines annual campaign fund distributions and community impact allocations. They meet monthly to provide ongoing financial and technical oversight of the member agencies.

The Chief Risk Officer serves as the NPUW's Board President, and the CEO of Univest is also a Board member.

Appendix A: Scope of Examination

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

Time Period Reviewed	Lending Test (excludes CD Loans): Sept. 1, 2003 to Dec. 31, 2005		
	Investment and Service Tests and CD Loans: Sept. 3, 2003 to Oct. 2, 2006		
Financial Institution		**Products Reviewed**	
Univest National Bank (UNB) Souderton, PA		Home Mortgages, Small Loans to Businesses, CD Loans, & Qualified Investments	
Affiliate(s)	**Affiliate Relationship**	**Products Reviewed**	
None	N/A	N/A	
List of Assessment Areas and Type of Examination			
Assessment Area	**Type of Exam**	**Other Information**	
Includes portions of Philadelphia MSA 6160 within the Philadelphia-Wilmington-Atlantic City CMSA as defined by the 1990 Census and 2000 Census. Includes portions of Philadelphia MD 37964 as defined by the 2000 Census updated in 2004 to reflect new Office of Management and Budget (OMB) MSA definitions and boundaries.	Full-Scope	None	

Appendix B: Market Profiles for Full-Scope Areas

Philadelphia MSA 6160 for UNB-1990 Census Data

Demographic Information for Full-Scope Area: 2003 AA 6160 Philadelphia						
Demographic Characteristics	#	Low- % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	346	0.29	7.80	45.09	46.53	0.29
Population by Geography	1,347,732	0.23	6.51	42.21	51.04	0.01
Owner-Occupied Housing by Geography	379,414	0.08	4.30	40.82	54.80	0.00
Businesses by Geography	101,113	0.25	6.53	38.93	54.29	0.00
Farms by Geography	2,465	0.04	3.53	43.85	52.58	0.00
Family Distribution by Income Level	360,711	11.86	14.93	22.33	50.89	0.00
Distribution of Low- and Moderate-Income Families throughout AA Geographies	96,627	0.50	12.55	52.21	34.74	0.00
Median Family Income = $58,935 HUD Adjusted Median Family Income for XXXX = $68,200 Households Below the Poverty Level =5%				Median Housing Value = $170,611 Unemployment Rate = 2.16%		

(*) The NA category consists of geographies that have not been assigned an income classification.
Source: 1990 U.S. Census, and XXXX HUD updated MFI.

The above chart reflects demographic information based on the 2000 Census information. UNB's performance in 2003 is compared to this information.

The AA contains 346 census tracts of which, 1 is low- income, 27 are moderate-income, 156 are middle income, and 161 upper income. There was one census tract that was N/A.

The 2000 U.S. Census reported the total population of the assessment area at 1,347,732. This population was comprised of 360,711 families and 505,028 households. There are 522,932 housing units of which 84% were one to four families units and 26% were rental units. Owner-occupied housing is 73%, rental occupied housing is 24%, and vacant housing is 3%. The median housing cost is $170,611.

The 2000 Census MSA median family income was $74,927 and the HUD updated MSA median family income is $68,200. Approximately 5% of households are below poverty level. Approximately 12% of the families in the AA are low- income, 15% are moderate-income, 22% are middle income, and 51% are upper income.

According to the 2003 business demographics, there are a total of 143,373 business and 2,988 farms. Approximately 63% of the businesses reporting revenues less than $1 million and approximately 61% of the businesses and farms reporting have less than 10 employees.

Appendix B: Market Profiles for Full-Scope Areas

Philadelphia MSA 37964 for UNB - 2000 Census Data

Demographic Information for Full-Scope Area: 2004-2005 AA 37964 Philadelphia						
Demographic Characteristics	#	Low- % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	346	0.29	6.36	41.04	52.02	0.29
Population by Geography	1,347,732	0.23	5.49	37.38	56.90	0.01
Owner-Occupied Housing by Geography	379,414	0.08	3.40	35.77	60.74	0.00
Businesses by Geography	101,113	0.25	5.70	34.49	59.56	0.00
Farms by Geography	2,465	0.04	3.16	35.86	60.93	0.00
Family Distribution by Income Level	360,711	11.50	14.55	21.87	52.08	0.00
Distribution of Low-- and Moderate-Income Families throughout AA Geographies	93,969	0.51	10.87	48.45	40.17	0.00
Median Family Income = $56,993 HUD Adjusted Median Family Income for XXXX = $66,300 Households Below the Poverty Level =5%				Median Housing Value = $170,611 Unemployment Rate = 2.16%		

(*) The NA category consists of geographies that have not been assigned an income classification.
Source: 1990 U.S. Census, and XXXX HUD updated MFI.

The above chart reflects updated information based on the 2000 Census information updated to reflect new OMB MSA definitions and boundaries. There are no changes to census tracts designated as low however there are several changes to the moderate-income tracts as a result of the OMB's updated MSA definitions and boundaries. UNB's performance in 2004-2005 is compared to this information.

Due to the new OMB boundary changes, 5 moderate-income census tracts were reclassifications to middle income census tracts. They were census tracts (1011, 1003.03 & 1005 in Bucks County) and (2009.02 & 2092.02 in Montgomery County). The AA contains 346 census tracts of which, 1 is low- income, 22 are moderate-income, 142 are middle income, and 180 upper income. There was one census tract that was N/A.

The 2000 U.S. Census reported the total population of the assessment area at 1,347,732. This population was comprised of 360,711 families and 505,028 households. There are 522,932 housing units of which 84% were one to four families units and 26% were rental units. Owner-occupied housing is 73%, rental occupied housing is 24%, and vacant housing is 3%. The median housing cost is $170,611.

The 2000 Census MSA median family income was $74,927 and the HUD updated MSA median family income is $66,300. Approximately 5% of households are below poverty level. Approximately 12% of the families in the AA are low- income, 15% are moderate-income, 22% are middle income, and 52% are upper income.

According to the 2004 business demographics, there are a total of 101,113 business and 2,465 farms. Approximately 63% of the businesses reporting revenues less than $1 million and approximately 66% of the businesses and farms reporting have less than 10 employees.

Appendix C: Tables of Performance Data

Content of Standardized Tables

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

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

Table 1. **Lending Volume** - Presents the number and dollar amount of reportable loans originated and purchased by the bank over the evaluation period by MA/assessment area. Community development loans to statewide or regional entities or made outside the bank's assessment area may receive positive CRA consideration. Refer to Interagency Q&As __.12(i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such loans. When such loans exist, insert a line item in the MA/Assessment Area column and record the corresponding numbers and amounts in the "Community Development Loans" column with the appropriate caption, such as: "Statewide/Regional," "Statewide/Regional with potential benefit to one or more AAs" or "Out of Assessment Area." "Out of Assessment Area" is used ONLY if the bank has otherwise adequately met the CD lending needs of its assessment area.

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

Table 3. **Geographic Distribution of Home Mortgage Refinance Loans** - See Table 2.

Table 4. **Geographic Distribution of Small Loans to Businesses** - The percentage distribution of the number of small loans (less than or equal to $1 million) to businesses originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) throughout those geographies. The table also presents market share information based on the most recent aggregate market data available. Because small business data are not available for geographic

areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.

Table 5.   **Borrower Distribution of Home Improvement Loans** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MA/assessment area. The table also presents market share information based on the most recent aggregate market data available.

Table 6.   **Borrower Distribution of Refinance Loans** - See Table 5.

Table 7.   **Borrower Distribution of Small Loans to Businesses** - Compares the percentage distribution of the number of small loans (less than or equal to $1 million) originated and purchased by the bank to businesses with revenues of $1 million or less to the percentage distribution of businesses with revenues of $1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the business. Market share information is presented based on the most recent aggregate market data available.

Table 8.   **Qualified Investments** - Presents the number and dollar amount of qualified investments made by the bank in each MA/AA. The table separately presents investments made during prior evaluation periods that are still outstanding and investments made during the current evaluation period. Prior-period investments are reflected at their book value as of the end of the evaluation period. Current period investments are reflected at their original investment amount even if that amount is greater than the current book value of the investment. The table also presents the number and dollar amount of unfunded qualified investment commitments. In order to be included, an unfunded commitment must be legally binding and tracked and recorded by the bank's financial reporting system.

A bank may receive positive consideration for qualified investments in statewide/regional entities or made outside of the bank's assessment area.   See Interagency Q&As __.12(i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such investments. When such investments exist, insert a line item in the MA/Assessment Area column and record the corresponding numbers and amounts in the "Qualified Investments" column with the appropriate caption, such as: "Statewide/Regional," "Statewide/Regional with potential benefit to one or more AAs" or "Out of Assessment Area." "Out of the Assessment Area" is used ONLY if the bank has otherwise adequately met the qualified investment needs of its assessment area.

Table 9.   **Distribution of Branch Delivery System and Branch Openings/Closings** - Compares the percentage distribution of the number of the bank's branches in low-, moderate-, middle-, and upper-income geographies to the percentage of the population within each geography in each MA/AA. The table also presents data on branch openings and closings in each MA/AA.

Table 1. Lending Volume

LENDING VOLUME		Geography: UNB AA						**Evaluation Period**: January 1, 2003 to December 31, 2005				
MA/Assessment Area:	% of Rated Area Loans (#) in MA/AA[*]	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development Loans[**]		Total Reported Loans		% of Rated Area Deposits in MA/AA[***]
		#	$ (000's)	#	$ (000's)	#	$ (000's)	#	$ (000's)	#	$(000's)	
Full Review:												
UNB AA 2003	100	2,339	210,192	650	109,972	0	0	1	50	2,990	320,214	100
UNB AA 2004	100	629	52,449	730	102,624	0	0	8	2,729	1,367	157,802	100

Table 2. Geographic Distribution of Home Improvement Loans

Geographic Distribution: HOME IMPROVEMENT						Geography: UNIVEST AA			**Evaluation Period**: January 1, 2003 to December 31, 2005						
MA/Assessment Area:	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography[*]					
	#	% of Total[**]	% Owner Occ Units[***]	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Over all	Low	Mod	Mid	Upp
Full Review:															
UNB AA 2003	1,245	100	0.08	0.00	4.30	1.04	40.82	60.40	54.80	38.55	4.70	0.00	1.57	6.10	3.67
UNB AA 2004-2005	397	100	0.08	0.00	3.40	0.00	35.77	47.36	60.74	52.64	4.14	0.00	0.00	4.93	3.89

[**]

Table 3. Geographic Distribution of Home Mortgage Refinance Loans

MA/Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography[*]				
Geographic Distribution: HOME MORTGAGE REFINANCE — Geography: UNB AA — **Evaluation Period**: January 1, 2003 to December 31, 2005															
	#	% of Total[**]	% Owner Occ Units[***]	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Over all	Low-	Mod	Mid	Upp
Full Review:															
Univest 6160 AA 2003	901	100	0.08	0.00	4.30	0.33	40.82	58.05	54.80	41.62	0.50	0.00	0.08	0.85	0.32
Univest 37964 AA 2004-2005	162	100	0.08	0.00	3.40	0.00	35.77	42.59	60.74	57.41	0.31	0.00	0.00	0.36	0.30

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Table 4. Geographic Distribution of Small Loans to Businesses

MA/Assessment Area:	Total Small Business Loans		Low--Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography[*]				
Geographic Distribution: SMALL LOANS TO BUSINESSES Geography: UNB AA **Evaluation Period**: January 1, 2003 to December 31, 2005															
	#	% of Total[**]	% of Businesses[***]	% BANK Loans	% of Businesses[***]	% BANK Loans	% of Businesses[***]	% BANK Loans	% of Businesses[***]	% BANK Loans	Overall	Low	Mod	Mid	Upp
Full Review:															
UNB AA 2003	650	100	0.25	0.00	6.53	1.54	38.93	50.77	54.29	47.69	1.37	0.00	0.35	1.84	1.21
UNB AA 2004-2005	729	100	0.25	0.00	5.70	0.96	34.49	39.23	59.56	59.81	1.47	0.00	0.29	1.74	1.49

[***]

Table 5. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT		Geography: UNB AA			**Evaluation Period**: January 1, 2003 to December 31, 2005										
MA/Assessment Area:	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total**	% Families*	% BANK Loans****	% Families***	% BANK Loans****	% Families***	% BANK Loans****	% Families***	% BANK Loans****	Over all	Low	Mod	Mid	Upp
Full Review:															
UNB AA Year 2003	1,245	100	11.86	12.39	14.93	21.53	22.33	27.76	50.89	38.32	4.74	8.63	5.70	5.03	3.62
UNB AA 2004-2005	397	100	11.50	12.40	14.55	22.22	21.87	27.39	52.08	37.98	4.16	7.26	5.34	4.25	3.23

Table 6. Borrower Distribution of Home Mortgage Refinance Loans

MA/Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share[*]				
Borrower Distribution: HOME MORTGAGE REFINANCE				Geography: UNB AA		**Evaluation Period**: January 1, 2003 to December 31, 2005									
	#	% of Total[**]	% Families[*]	% BANK Loans[****]	% Families*[**]	% BANK Loans****	% Families*[**]	% BANK Loans****	% Families*[**]	% BANK Loans****	Over all	Low	Mod	Mid	Upp
Full Review:															
UNB AA Year 2003	901	100	11.86	5.32	14.93	17.87	22.33	29.98	50.89	46.83	0.59	0.56	0.70	0.72	0.50
UNB AA Year 2004-2005	162	100	11.50	10.26	14.55	19.23	21.87	24.36	52.08	46.15	0.35	0.71	0.37	0.30	0.33

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Table 7. Borrower Distribution of Small Loans to Businesses

	Total Small Loans to Businesses		Businesses With Revenues of $1 million or less		Loans by Original Amount Regardless of Business Size			Market Share[*]	
Borrower Distribution: SMALL LOANS TO BUSINESSES			Geography: UNB AA		Evaluation Period: January 1, 2003 to December 31, 2005				
MA/Assessment Area:	#	% of Total[**]	% of Businesses[***]	% BANK Loans[****]	$100,000 or less	>$100,000 to $250,000	>$250,000 to $1,000,000	All	Rev $1 Million or Less
Full Review:									
Univest AA 2003	650	100	68.41	44.62	57.85	21.23	20.92	1.37	1.98
Univest AA 2004-2005	730	100	68.41	56.03	66.03	16.85	17.12	1.47	2.59

Table 8. Qualified Investments

QUALIFIED INVESTMENTS			Geography: UNB AA		**Evaluation Period**: September 2, 2003 TO October 3, 2006				
MA/Assessment Area:	Prior Period Investments*		Current Period Investments		Total Investments			Unfunded Commitments**	
	#	$(000's)	#	$(000's)	#	$(000's)	% of Total	#	$(000's)
Full Review:									
Univest	3	535	204	663	207	1,198	100	0	0

Table 9. Distribution of Branch Delivery System and Branch Openings/Closings

DISTRIBUTION OF BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS Geography: UNB Montgomery & Chester County AA
Evaluation Period: September 2, 2003 though October 2, 2006

MA/Assessment Area:	Deposits % of Rated Area Deposits in AA	# of BANK Branches	% of Rated Area Branches in AA	Location of Branches by Income of Geographies (%)				# of Branch Openings	# of Branch Closings	Net change in Location of Branches (+ or -)				% of Population within Each Geography			
				Low-	Mod	Mid	Upp			Low-	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
UNB AA 2004-2005		34	100	0	3	47	50	3	4			-1	0	0.23	5.49	37.38	56.90