



Union Financial Corporation



Grounded in service; invested in you.



Our roots go deep.

Union Bank has been proud to call itself a truly local and proudly independent bank since we opened in 1934. With roots deep in West and Central Michigan's soil for nearly a century, we've worked alongside other truly local and proudly independent Michigan businesses, the people who own them, and the people who work at them. In addition, we've stayed loyal to you—the growers, makers and builders in our community—even with the evolving landscape of banking, continually equipping you with the tools necessary to succeed.

Grounded in our loyalty to you.





We work hard for our customers so you
can successfully make, grow and build.



Financial Highlights

Union Financial Corporation

	12/31/18	12/31/17	12/31/16
TOTAL ASSETS	\$186,800,105	\$177,400,420	\$174,930,217
TOTAL GROSS LOANS	144,887,231	127,830,437	119,637,802
TOTAL DEPOSITS	161,589,146	156,637,232	153,878,402
TOTAL SHAREHOLDERS' EQUITY	13,742,781	13,547,703	13,747,248
ALLOWANCE FOR LOAN LOSSES	1,306,356	1,241,402	1,265,154
ALLOWANCE FOR LOAN LOSSES AS A % OF GROSS LOANS	0.90%	0.97%	1.06%
COMMON SHARES OUTSTANDING	2,353,761	2,353,761	2,353,761
EQUITY AS A % OF ASSETS	7.36%	7.64%	7.86%

	2018	2017	2016
NET INCOME	\$587,392	\$16,402	\$672,224
CASH DIVIDENDS DECLARED	282,451	258,913	235,350

PER SHARE DATA

Basic Earnings	\$0.25	\$0.01	\$0.29
Diluted Earnings	\$0.25	\$0.01	\$0.29
Cash Dividends Declared	\$0.12	\$0.11	\$0.10
Dividend Yield	2.40%	2.59%	2.00%
Market Value	\$5.00	\$4.25	\$5.00
Price to Earnings Ratio	20.00	425.00	17.24
Book Value	\$5.84	\$5.76	\$5.84

PROFITABILITY

Return on Average Assets	0.33%	0.01%	0.40%
Return on Average Equity	4.37%	0.12%	4.95%

Celebrating a Successful 2018

I can't help but feel a sense of pride and excitement as I reflect on the customers we've helped for nearly a century as well as all that we accomplished in 2018. Not only did we experience continued positive results, but we were able to do what we do best: equip Central and West Michigan business owners for success with the loan and deposit products that meet their needs.

UNION BANK EXPERIENCED MAJOR GROWTH

Over the past year, Union Bank has made a conscious effort to extend our nearly 100 years of experience and expertise to Michiganders in fields beyond our roots in the agricultural industry. It is because of the dedication of our wonderful staff that we were able to accomplish the following:

- We brought on new deposit customers throughout our market areas.
- We formed new relationships with municipalities—something that we have been working on for years.
- We experienced the largest percentage increase in loans since 2002.
- We helped a number of small business and small farm operations throughout Michigan by working through their business plans with them and coming up with a solution to meet their needs in the best way possible.

PRIORITIZING INNOVATION TO GENERATE ENHANCED RETURNS

We have also prioritized innovation in our space to grow our business and generate an enhanced return for our shareholders. Our first implementation of this was adding IT Services to our UB Consulting LLC, which generated additional non-interest income for the corporation. Read on to learn more about all that we and, most importantly, our customers, accomplished in 2018.



Cortney H. Collison
PRESIDENT & CEO



FURTHER EXPANSION INTO THE GRAND RAPIDS-AREA MARKET

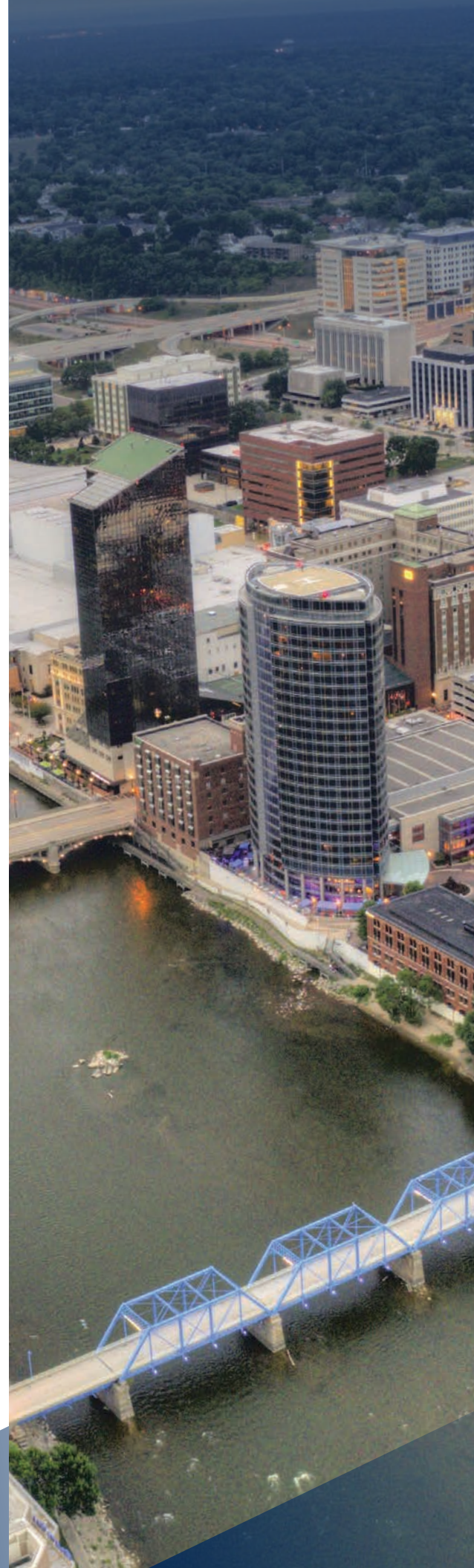
For the second year in a row, we took the Union Bank brand into the Grand Rapids-area market, all while remaining independently owned and local. As the second-largest city in the state of Michigan and after much research, we felt our presence in West Michigan would allow us to continue our growth while best serving small-business owners and entrepreneurs, especially those connected to manufacturing, agriculture, and skilled trades. Our first introduction in the Grand Rapids market was a branch in Ada, which opened in November of 2017. Management has been very satisfied with the growth in that market and looks forward to continuing to build relationships with this clientele for years to come.

IMPLEMENTING NEW TECHNOLOGY

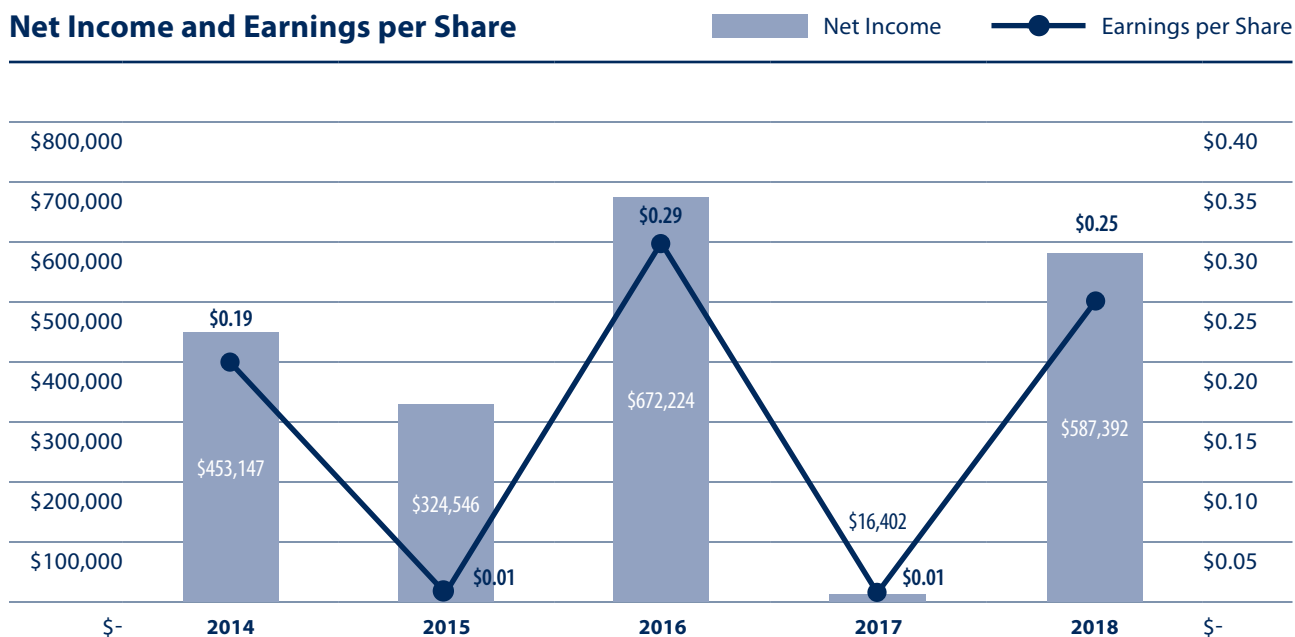
We continue to look for new and exciting ways to enhance our technology to improve efficiencies in our processes—both managing the bank and for our customers to conduct their banking. We thoroughly research every technology purchase we make to ensure it will work as hard as our customers do while also continuing to offer real people who help solve real problems.

AN IMPRESSIVE ANNUAL NET INCOME

Thanks to our hard-working staff, Union Bank earned a net income of \$587,392 in 2018. The bank's net interest income surpassed that of the prior year as did noninterest income. While operating expenses were above those of 2017 due to our expansion into Cascade and Ada, the positive outcomes that the bank experienced in core earnings in 2018 indicates strong performance throughout our operation. As a reminder, the 2017 net income results were affected by a \$590,292 adjustment to the corporation's deferred tax asset that became necessary due to the Tax Reform signed by the President in December 2017.



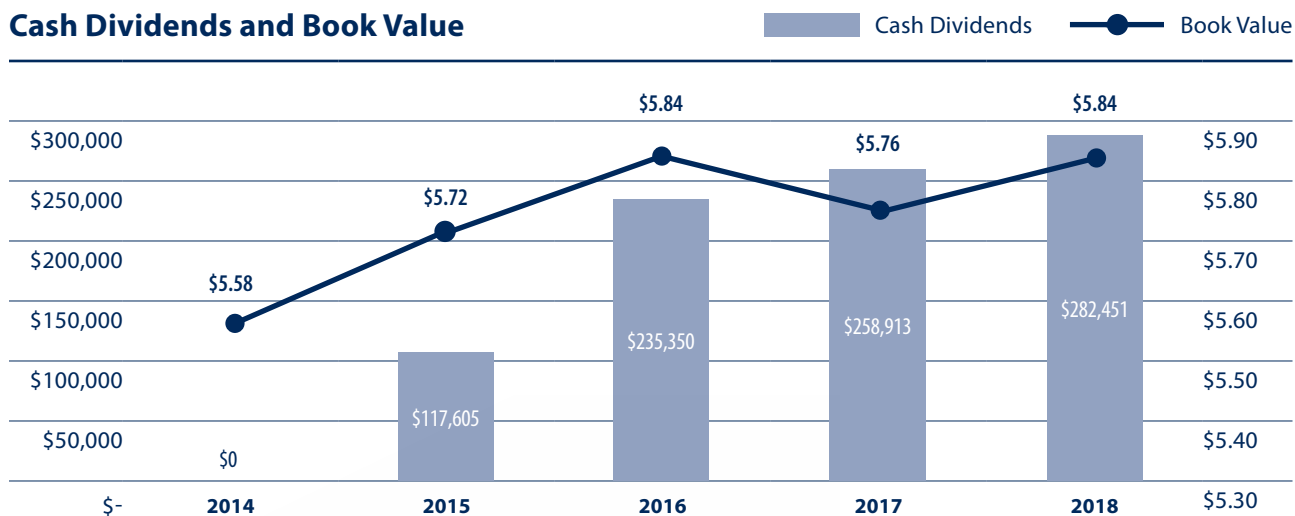
Net Income and Earnings per Share



INCREASED RETURN TO SHAREHOLDERS

Enhancing the return to shareholders through growth and increased revenue generation is a main focus of ours at Union Bank. The corporation's book value per share of stock ends 2018 at \$5.84, an increase over the prior year. The cash dividend of \$0.12 per share paid to shareholders in January 2018 was an increase over the \$0.11 for 2017.

Cash Dividends and Book Value



Financials

Union Financial Corporation | CONSOLIDATED BALANCE SHEETS - December 31, 2018 and 2017

	2018	2017
ASSETS		
Cash and due from financial institutions	\$ 13,447,880	\$ 12,732,260
Federal funds sold	--	3,000,000
Total cash and cash equivalents	13,447,880	15,732,260
Interest-bearing deposits in other financial institutions	--	925,000
Securities available for sale	15,398,359	20,003,853
Federal Home Loan Bank stock	426,200	426,200
Loans held for sale	130,000	65,000
Loans, net	143,450,875	126,524,035
Premises and equipment, net	5,036,962	4,914,849
Other real estate	--	87,181
Goodwill	980,947	980,947
Bank-owned life insurance	4,577,030	4,460,239
Deferred tax assets, net	909,185	970,067
Accrued interest receivable and other assets	2,442,667	2,310,789
Total assets	\$ 186,800,105	\$ 177,400,420
LIABILITIES AND SHAREHOLDERS' EQUITY		
Liabilities		
Deposits		
Noninterest-bearing demand	\$ 34,678,790	\$ 35,192,369
Interest-bearing demand	69,140,234	69,935,600
Savings	34,318,944	33,897,015
Time	23,451,178	17,612,248
Total deposits	161,589,146	156,637,232
Federal Home Loan Bank borrowings	2,500,000	--
Subordinated debentures	5,522,000	5,522,000
Accrued interest payable and other liabilities	3,446,178	1,693,485
Total liabilities	173,057,324	163,852,717
Shareholders' equity		
Preferred stock: 200,000 shares authorized and no shares outstanding at December 31, 2018 and 2017	--	--
Common stock: \$1 par value, 10,000,000 shares authorized, 2,353,761 shares issued and outstanding at both December 31, 2018 and 2017	2,353,761	2,353,761
Surplus	15,408,022	15,408,022
Accumulated deficit	(3,797,481)	(4,102,422)
Accumulated other comprehensive loss	(221,521)	(111,658)
Total shareholders' equity	13,742,781	13,547,703
Total liabilities and shareholders' equity	\$ 186,800,105	\$ 177,400,420

Union Financial Corporation | **CONSOLIDATED STATEMENTS OF INCOME** – Years ended December 31, 2018 and 2017

	2018	2017
Interest and dividend income		
Loans, net	\$ 6,913,638	\$ 6,069,903
Securities available for sale		
Taxable	294,688	319,553
Nontaxable	132,787	143,455
Federal funds sold and other	83,866	103,164
Total interest and dividend income	7,424,979	6,636,075
Interest expense		
Deposits	436,293	263,110
Federal Home Loan Bank borrowings	35,840	--
Other borrowings	294,620	256,424
Total interest expense	766,753	519,534
Net interest income	6,658,226	6,116,541
Provision for loan losses	--	--
Net interest income after provision for loan losses	6,658,226	6,116,541
Noninterest income		
Service charges on deposit accounts	230,540	242,910
Net investment advisory fee income	158,362	138,366
Net gain on sales of loans held for sale	148,841	232,077
Net gain on sales of securities available for sale	1,197	--
Other	791,663	575,582
Total noninterest income	1,330,603	1,188,935
Noninterest expense		
Salaries and employee benefits	4,220,846	3,651,661
Other real estate, net	4,354	33,030
Occupancy	562,510	497,031
Furniture and equipment	493,810	420,213
Professional services	733,468	641,089
Director compensation	145,646	47,694
FDIC insurance	53,749	59,296
Other	1,091,225	1,167,653
Total noninterest expense	7,305,608	6,517,667
Income before income tax expense	683,221	787,809
Income tax expense	95,829	771,407
Net income	\$ 587,392	\$ 16,402
Basic income per weighted average share of common stock	\$ 0.25	\$ 0.01

Financials (continued)

Union Financial Corporation | CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME - Years ended December 31, 2018 and 2017

	2018	2017
Net income	\$ 587,392	\$ 16,402
Other comprehensive income (loss):		
Unrealized holding gains (losses) on securities available for sale	(137,869)	65,100
Reclassification adjustment for gains included in net income (presented in net gain on sales of securities available for sale)	(1,197)	--
Net unrealized gains (losses)	(139,066)	65,100
Income tax benefit (expense) (income tax expense includes \$251 and \$0 related to reclassification adjustments)	29,203	(22,134)
Total other comprehensive income (loss)	(109,863)	42,966
Comprehensive income	\$ 477,529	\$ 59,368

Union Financial Corporation | CONSOLIDATED STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY - Years ended December 31, 2018 and 2017

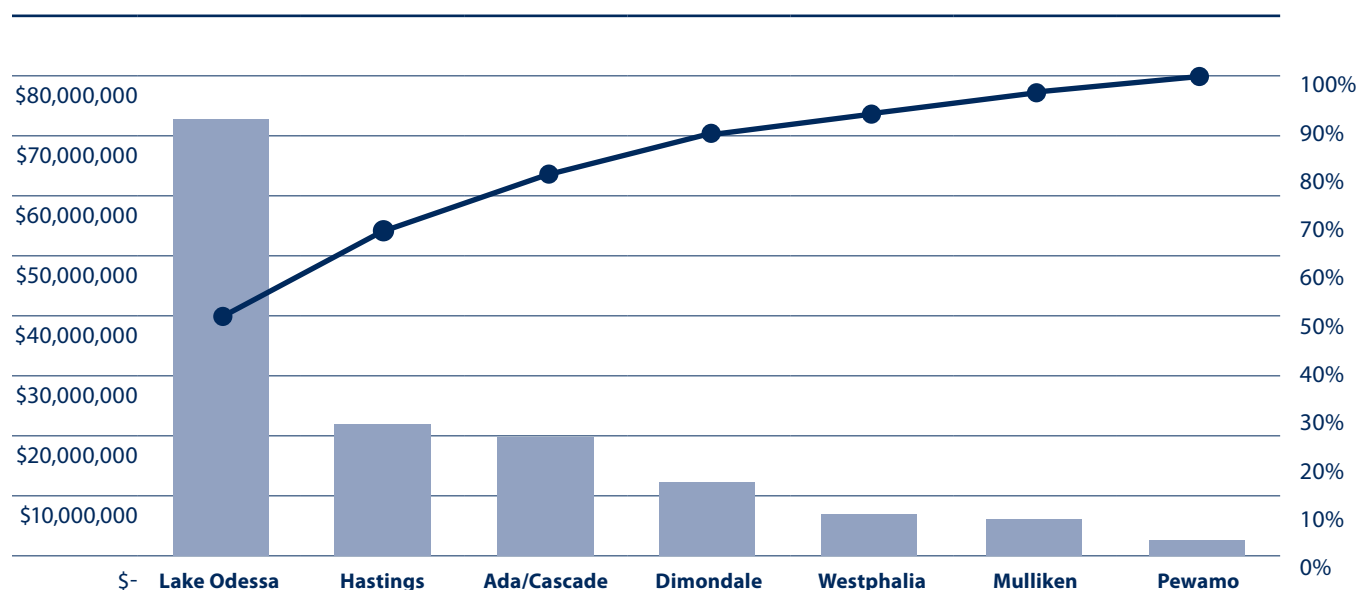
	Common Stock	Surplus	Accumulated Deficit	Accumulated Other Comprehensive Loss	Total Shareholders' Equity
Balance: January 1, 2017	\$2,353,761	\$15,408,022	\$(3,859,911)	\$(154,624)	\$13,747,248
Net income	--	--	16,402	--	16,402
Other comprehensive income	--	--	--	42,966	42,966
Cash dividend (\$0.11 per share)	--	--	(258,913)	--	(258,913)
Balance: December 31, 2017	\$2,353,761	\$15,408,022	\$(4,102,422)	\$(111,658)	\$13,547,703
Net income	--	--	587,392	--	587,392
Other comprehensive loss	--	--	--	(109,863)	(109,863)
Cash dividend (\$0.12 per share)	--	--	(282,451)	--	(282,451)
Balance: December 31, 2018	\$2,353,761	\$15,408,022	\$(3,797,481)	\$(221,521)	\$13,742,781

	2018	2017
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income	\$ 587,392	\$ 16,402
Adjustments to reconcile net income to net cash from operating activities:		
Depreciation and amortization.....	461,756	512,047
Net loss on other real estate	952	20,629
Net gain on sales of loans held for sale	(148,841)	(232,077)
Net gain on sales of securities available for sale	(1,197)	--
Proceeds from sales of loans held for sale	4,517,721	7,197,900
Loans originated for sale.....	(4,433,880)	(7,030,823)
Earnings on bank-owned life insurance	(116,791)	(117,924)
Net change in:		
Accrued interest receivable and other assets	(70,996)	662,160
Accrued interest payable and other liabilities.....	1,781,896	(111,216)
Net cash from operating activities.....	2,578,012	917,098
CASH FLOWS FOR INVESTING ACTIVITIES		
Securities available for sale:		
Purchases	(1,701,182)	(3,894,203)
Proceeds from sales, calls, principal paydowns, and maturities.....	6,075,939	8,023,511
Proceeds from maturities of interest-bearing deposits in		
other financial institutions	925,000	646,000
Net change in loans.....	(16,926,840)	(8,217,092)
Net premises and equipment expenditures	(491,001)	(386,965)
Proceeds from sales of other real estate.....	86,229	69,888
Net cash for investing activities	(12,031,855)	(3,758,861)
CASH FLOWS FROM FINANCING ACTIVITIES		
Net change in deposits	4,951,914	2,758,830
Federal Home Loan Bank borrowings.....	2,500,000	--
Dividends paid	(282,451)	(258,913)
Net cash from financing activities	7,169,463	2,499,917
Net change in cash and cash equivalents.....	(2,284,380)	(341,846)
Cash and cash equivalents at beginning of year.....	15,732,260	16,074,106
Cash and cash equivalents at end of year.....	\$ 13,447,880	\$ 15,732,260
Supplemental disclosures of cash flow information		
Cash paid during the year for:		
Interest expense.....	\$ 722,662	\$ 526,016
Income tax expense	--	11,450
Supplemental noncash disclosures		
Transfers from loans to other real estate	\$ --	\$ 65,705

Growth in Lending

We're proud to report a tremendous volume of new loans closed during 2018 with net growth of \$17 million over year-end 2017, with all lines of business experiencing growth during the year. The in-house adjustable rate mortgage product that was launched in 2018 aided in the residential real estate increase of 10.5%. Commercial loans experienced the largest increase in the year of \$15 million. This growth can be found in the agricultural portfolio but mainly in non-ag loans as Lake Odessa, Hastings, Ada/Cascade and Westphalia grew by a combined \$19.2 million, while Dimondale, Mulliken and Pewamo offices experienced net paydowns in the year. Small farm and small business continue to be the main commercial businesses with whom we collaborate given our in-house expertise, focus on makers, builders and growers—and the fact that we are a small business ourselves.

Loan Totals Per Market



Loans, net at December 31 year-end is as follows:

COMMERCIAL:

	2018	2017
Real estate	\$ 55,018,110	\$ 47,892,630
Agricultural	52,989,299	50,462,445
Other	17,771,591	12,382,344
Residential real estate	12,087,928	10,938,614

CONSUMER:

Home equity	5,145,371	4,745,636
Other	1,744,932	1,343,768
	<u>144,757,231</u>	<u>127,765,437</u>
Less allowance for loan losses	(1,306,356)	(1,241,402)
Loans, net	<u>\$ 143,450,875</u>	<u>\$ 126,524,035</u>

Benefits following Loan Growth

Thanks to the growth in loans, we also experienced enhanced interest and fee income over the prior year. The yield on loans as of year-end equates to 5.17%, an 11 basis-point increase from the prior year-end and the third consecutive year that the yield on loans has risen.

STRONG LOAN QUALITY

For the fifth consecutive year, the quality of our loans continues to be strong for our valued customers, without needing to fund our allowance for loan losses. With the growth that we are incurring and have forecasted for 2019, it may become prudent to add some dollars to the allowance as a safety net for any unforeseen risk that could be in the portfolio. Union Bank, for the second time in recent years, experienced net recoveries going into the allowance during the year. Loans charged-off totaled \$45,618 while recoveries equated to \$110,572.

REDUCTION OF NON-PERFORMING ASSETS

Another sign of our improved asset quality includes the reduction in non-performing assets that we continue to experience year after year. The sale of the one remaining bank-owned property combined with the lack of loans more than 90 days past due as of year-end, have contributed to this improvement.



Funding

Without our funding sources, we would not be able to grow loans and enhance profits. The significant increase in loans during the year placed a strain on our main funding source: core deposits. Mid-year, the bank took on an advance from the Federal Home Loan Bank of Indianapolis for \$2.5 million in order to fund the amount of new loans booked at that time.

SALE OF SECURITIES TO FUND LOAN GROWTH

Additionally, we pursued cash to fund loans through the sale of securities in our investment portfolio. During the year, \$4 million in securities were sold in order to help fund loan growth. Union Bank believes this was the best route to continue providing our customers with the high level of personal service we pride ourselves on. The investments that were sold had an average coupon rate of 2.8% and were replaced with loans yielding much higher, so the trade-off was an easy one to make.

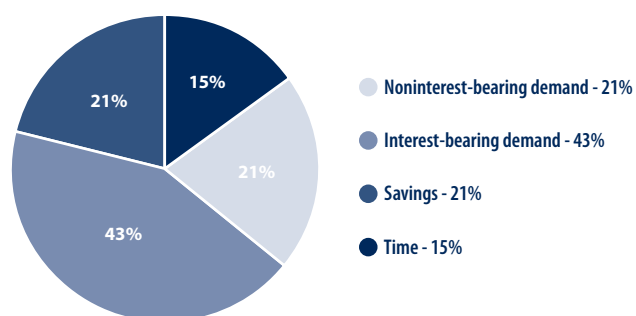
INCREASE IN CORE DEPOSITS

Core deposits did show an increase in 2018, ending at \$161.6 million—an increase of 3.2% from 2017. Checking and savings accounts stayed fairly consistent with 2017, while time deposits grew by \$5.8 million to make up a larger piece of the overall deposit volume than they have in recent years.

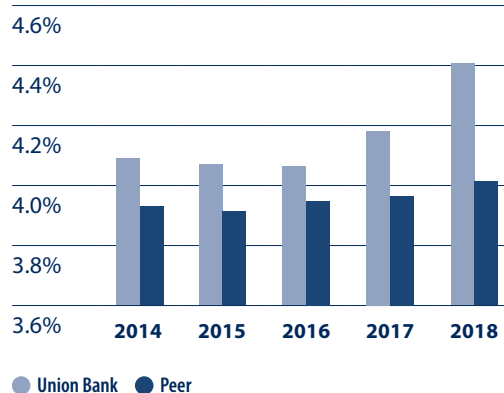
INTEREST EXPENSE UNDER PEER RATES

As rates increased in the loan area, they also increased on the funding side. Market and competitor rates were watched closely with deposit rates being increased only when necessary during 2018. Due to this close management, we were able to keep the bank's interest expense lower than peer banks, another added benefit for our shareholders. Union Bank's overall cost of funds as of year-end 2018 equates to 0.30% compared to 0.57% for our peer banks. This along with the increase in yields in both the loan and investment portfolios resulted in a net interest margin of 4.42% compared to peer banks of 4.02%.

Deposit Mix



Net Interest Margin



Non-Interest Income and Operating Expense

Improvements were also realized in the non-interest income area of Union Bank. The net investment advisory fee income (income from Union Investment Solutions) increased 14.5% over the prior year as sales for the year totaled \$19.4 million, the highest we have experienced. The addition of IT services to our UB Consulting LLC was well received in 2018, adding to the increase in non-interest income. We are excited to be anticipating a further increase in 2019, as well.

AREAS TO WORK ON GROWTH IN 2019

Not all areas of non-interest income outpaced the results of the prior year. Loan servicing income fell short of 2017 due to fewer loans being sold in the year. There were \$4.4 million sold on the secondary market in 2018 as compared to \$7 million in 2017. The refinancing business is no longer a factor as rates have been low for so long, most have already refinanced.

The housing market remains strong; however, the number of home buyers continued to outpace available housing stock. Currently, construction, remodeling and the occasional purchase are the extent of the housing market in our region. Despite these facts, Union Bank is more dedicated than ever to equip business owners and families for success.

EXPENSE TRACKING IN 2018 AND BEYOND

Operating expenses increased significantly in 2018 over 2017 due to the addition of the Ada branch and Cascade loan production office. While salaries, benefits, furniture, and equipment increased, we did enjoy a reduced tax rate from 34% down to 21% which helped offset some of these expenses.

Union Bank continues to monitor expenses and control costs as much as possible. We have been reviewing software and service vendors to determine if there is potential cost savings. Technology is ever-changing and plays a critical role in our industry. In order to keep on the cutting edge of advancements, our expenditures have increased to provide the most efficient banking improvements as well as physical and technological security to safeguard both you and your information.

Our Markets and Customer Relations

It has been an ongoing practice at Union Bank to analyze each of our branch locations, monitoring their loan and deposit activity as well as income generation. For some time, we have been keeping a close eye on the reduction in loans at our Pewamo location. While we have tried various practices to increase lending, we've seen very little return. After much discussion and analysis, the board and management decided that it was in the best interest of the corporation and shareholders to service both the Pewamo and Westphalia customers out of the Westphalia branch. This was a very difficult decision and not one that we took lightly.

A LONG-TERM BENEFIT FOR OUR CUSTOMERS

The consolidation allows us to perform an even higher level of customer service for these markets with a dedicated staff and manager all under one roof while reducing the bank's operating expenses. Thank you to all our Pewamo customers who have been so understanding throughout this transition. We are grateful for your dedication to Union Bank, and we hope to continue serving you for many years to come.



Our Leadership

BOARD OF DIRECTORS

Lloyd Cunningham, Chariman

ELECTED 1996

Co-Owner, Specialty Industries

Timothy Brodbeck

ELECTED 2013

Farmer and Co-Owner, Woodbury Grain, LLC

Cortney Collison

ELECTED 2007

President & Chief Executive Officer, Union Bank

Suzanne Dahms

ELECTED 1999

*Executive Vice President &
Chief Operations Officer, Union Bank*

Christopher Fluke

ELECTED 2007

Retired Sr. Partner, Walker, Fluke & Sheldon, PLC

Steve Millman

ELECTED 2018

President and Owner, NorthStar Commercial

Paul Trierweiler

ELECTED 2006

Farmer

DIRECTORS EMERITI

William Bulling

Jerry Collison

La Von Deatsman

Lynn Fetterman

Marvin Head

Dean Hyde

SENIOR MANAGEMENT

Cortney Collison

PRESIDENT

Chief Executive Officer

Suzanne Dahms

EXECUTIVE VICE PRESIDENT

Chief Operations Officer

Christine Fortier

SENIOR VICE PRESIDENT

Chief Financial Officer

BANK OFFICERS

Zachary Dennis

Derek Dickinson

Edith Farrell

Lindsay Farrell

Doug Flessner

Matthew Kind

John Mull

Stacey Nurenberg

Bret Simonton

Kevan Van Fleet

Damian Walters

Melody Warzecha

UNION INVESTMENT SOLUTIONS

David White

Meg Wheeler

Employee Anniversaries

In 2018, Union Bank recognized a number of outstanding employees for their years of service and dedication to the organization.

3 YEARS



**CHARISE
BLOSSOM**
*Administrative Assistant/
Commercial Loan Processor*
Corporate Office



**LORI
RORYE**
Deposit Operations
Corporate Office



**SALLY
CRANSON**
Mortgage Lender
Lake Odessa



**MELODY
WARZECHA**
Commercial Loan Officer
Dimondale



**LORNA
DICKINSON**
Accounting Assistant
Corporate Office



**BEN
DILLON**
Assistant Branch Manager
Lake Odessa

5 YEARS



**JERRI
BLUST**

Head Teller
Dimondale



**MARY
BRESNAHAN**

Branch Manager
Dimondale



**AARON
REISER**

Teller
Lake Odessa

10 YEARS



**BRET
SIMONTON**

Commercial Loan Officer
Hastings

15 YEARS



MARVIN CRAMER

Courier/Maintenance
Corporate Office



MEG WHEELER

Investment Representative
**Union Investment
Solutions**



DAVID WHITE

Investment Representative
**Union Investment
Solutions**

Community Highlights

Union Bank remained committed to the local communities we serve through both financial support and an outlay of time and talents. Union Bank employees were extremely active and volunteered with many community organizations, for numerous events and in various leadership roles.



DIMONDALE PARADE

Union Bank employees participating in the Dimondale Memorial Day parade.



LAKE ODESSA LIBRARY

Our Lake Odessa team not only sponsored, but also spent time at the Lake Odessa Library for their Summer Youth program.



SUNFIELD FARMERS PICNIC

The Union Bank team is proud to sponsor and volunteer at the Sunfield Farmers' Picnic Pulled Pork BBQ fundraiser.



SUNFIELD PARADE

Union Bank's 2018 1st place winning parade float.



TACKLING HUNGER

The UB team is proud to support the Lakewood Tackling Hunger initiative. Our team enjoys organizing and running the pre-game tailgate each year.



TRUNK-OR-TREAT

Our staff loves Halloween! The Ada and Mulliken teams participated in their community Trunk-or-Treat events.



WESTPHALIA CRUISE-IN

Union Bank sponsored a live print t-shirt station at the Westphalia Cruise-in.

Community Highlights (continued)



CASUAL BECAUSE WE CARE!

In 2018 employees selected a different non-profit organization each month to personally support with monetary donations. Union Bank also made a 100% match contribution.

2018 organizations included:

- Sunfield Area SPYs
- Kent County Shop with a Sheriff
- Feed the Need
- Lake Odessa Lions Club
- United Way of Barry County
- The Jordan Lake Trail
- Muir Christian Food Pantry
- Dimondale Food Pantry
- Commission on Aging
- Meals on Wheels
- Lakewood Tackling Hunger
- Mackenzie's Animal Sanctuary

UNION BANK SCHOLARSHIPS

2018 marked the 19th consecutive year that Union Bank offered a scholarship to local graduating seniors. 2018 Union Bank Scholarship recipients were:

NATHAN MEYERS

Hastings High School

SYDNEY NEMETZ

Hastings High School

SOPHIA SCHULTE

Pewamo-Westphalia High School

OLIVIA SMITH

Pewamo-Westphalia High School

LUCAS JACKSON

Lakewood High School

MELODY HAWKINS

Lakewood High School

TAYLOR VEITCH

Lakewood High School

ERICA POTTER

Lakewood High School

Our History

Union Bank is a truly local, right-sized, and proudly independent bank with roots deep in West and Central Michigan's soil—more specifically, we equip business owners who make, grow and build for success. The bank is state-chartered and overseen by a Board of Directors that are fully committed to remaining independent and real: real people who solve real problems, who listen with local knowledge, and who consult with common sense.

Union Bank was founded in 1934 as the result of a “union” of two Lake Odessa banks. Since then, we have served the Lake Odessa community and slowly expanded into other neighboring communities; most recently into West Michigan in 2017 and 2018 with the addition of a full-service branch in Ada and a loan production office in Cascade. Union Bank now proudly serves the folks of Lake Odessa, Mulliken, Dimondale, Westphalia, Pewamo, Hastings, and Ada/Cascade.

Since our inception, Union Bank has been a loyal partner to local farmers and to this day, over 40% of our commercial loan portfolio consists of agricultural loans. Along with our local farmers, Union Bank is also proud to support our customers' commercial, mortgage and consumer financial needs by offering industry-competitive products and exceptional customer service.

Our top priority has always been the Union Bank family. While we continue to enhance our products and services to provide our customers with the best that the financial industry has to offer, our dedication to shaping those services to fit individual lifestyles, and meet the needs of our communities, hasn't changed. When we say “Your life. Your bank.” we back it up with hard work and personal service. Our commitment to celebrating the owners and operators who make, grow and build for a living is and will always be at the core of what we do—we are people who work hard for hard-working people.



Our Locations



Our Mission

To extend our nearly century-long service to West and Central Michiganders with roots that started in the agricultural industry into the 21st century as a local, independent bank serving small businesses, especially those who make and grow and build for a living. Specifically:

1. Remain independent and local, while extending operations into strategically-targeted West Michigan locations.
2. Focus on small business owners, especially those in manufacturing, agriculture, and skilled trades.
3. Provide a high level of personal service and consultation.
4. Develop infrastructure, internal operations, and a diversified product and service mix that will increase profitability and shareholder value.