

Board of Governors of the Federal Reserve System



Annual Report of Holding Companies—FR Y-6

Report at the close of business as of the end of fiscal year

This Report is required by law: Section 5(c)(1)(A) of the Bank Holding Company Act (12 U.S.C. § 1844(c)(1)(A)); sections 8(a) and 13(a) of the International Banking Act (12 U.S.C. §§ 3106(a) and 3108(a)); sections 11(a)(1), 25, and 25A of the Federal Reserve Act (12 U.S.C. §§ 248(a)(1), 602, and 611a); and sections 113, 165, 312, 618, and 809 of the Dodd-Frank Act (12 U.S.C. §§ 5361, 5365, 5412, 1850a(c)(1), and 5468(b)(1)). Return to the appropriate Federal Reserve Bank the original and the number of copies specified.

This report form is to be filed by all top-tier bank holding companies, top-tier savings and loan holding companies, and U.S. intermediate holding companies organized under U.S. law, and by any foreign banking organization that does not meet the requirements of and is not treated as a qualifying foreign banking organization under Section 211.23 of Regulation K (12 C.F.R. § 211.23). (See page one of the general instructions for more detail of who must file.) The Federal Reserve may not conduct or sponsor, and an organization (or a person) is not required to respond to, an information collection unless it displays a currently valid OMB control number.

NOTE: The *Annual Report of Holding Companies* must be signed by one director of the top-tier holding company. This individual should also be a senior official of the top-tier holding company. In the event that the top-tier holding company does not have an individual who is a senior official and is also a director, the chairman of the board must sign the report. If the holding company is an ESOP/ESOT formed as a corporation or is an LLC, see the General Instructions for the authorized individual who must sign the report.

Date of Report (top-tier holding company's fiscal year-end):

12/31/2018

Month / Day / Year

N/A

Reporter's Legal Entity Identifier (LEI) (20-Character LEI Code)

Reporter's Name, Street, and Mailing Address

SEVERN BANCORP, INC

Legal Title of Holding Company

200 WESTGATE CIRCLE STE 200

(Mailing Address of the Holding Company) Street / P.O. Box

ANNAPOLIS

Maryland

21401

City

State

Zip Code

Physical Location (if different from mailing address)

Person to whom questions about this report should be directed:

PAUL B SUSIE

EVP CFO

Name

Title

410-260-2065

Area Code / Phone Number / Extension

410-260-2072

Area Code / FAX Number

PSUSIE@SEVERN BANK.COM

E-mail Address

N/A

Address (URL) for the Holding Company's web page

I, ALAN J HYATT

Name of the Holding Company Director and Official

CHAIRMAN, PRESIDENT & CEO

Title of the Holding Company Director and Official

attest that the *Annual Report of Holding Companies* (including the supporting attachments) for this report date has been prepared in conformance with the instructions issued by the Federal Reserve System and are true and correct to the best of my knowledge and belief.

With respect to information regarding individuals contained in this report, the Reporter certifies that it has the authority to provide this information to the Federal Reserve. The Reporter also certifies that it has the authority, on behalf of each individual, to consent or object to public release of information regarding that individual. The Federal Reserve may assume, in the absence of a request for confidential treatment submitted in accordance with the Board's "Rules Regarding Availability of Information," 12 C.F.R. Part 261, that the Reporter and individual consent to public release of all details in the report concerning that individual.

Signature of Holding Company Director and Official

3/29/19

Date of Signature

For holding companies not registered with the SEC—
 Indicate status of Annual Report to Shareholders:

- is included with the FR Y-6 report
- will be sent under separate cover
- is not prepared

For Federal Reserve Bank Use Only

RSSD ID _____

C.I. _____

Is confidential treatment requested for any portion of this report submission? 0=No
1=Yes 0

In accordance with the General Instructions for this report (check only one),

- 1. a letter justifying this request is being provided along with the report
- 2. a letter justifying this request has been provided separately ...

NOTE: Information for which confidential treatment is being requested must be provided separately and labeled as "confidential."

For Use By Tiered Holding Companies

Top-tiered holding companies must list the names, mailing address, and physical locations of each of their subsidiary holding companies below.

<p>Legal Title of Subsidiary Holding Company</p> <p>(Mailing Address of the Subsidiary Holding Company) Street / P.O. Box</p> <p>City State <input type="text"/> Zip Code</p> <p>Physical Location (if different from mailing address)</p>	<p>Legal Title of Subsidiary Holding Company</p> <p>(Mailing Address of the Subsidiary Holding Company) Street / P.O. Box</p> <p>City State <input type="text"/> Zip Code</p> <p>Physical Location (if different from mailing address)</p>
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Form FR Y-6
 Legal Title of Holding Company
 Fiscal Year Ending December 31, 2018

Report Item 3: Securities holders
 (1)(a)(b)(c) and (2)(a)(b)(c)

Current securities holders with ownership, control or holdings of 5% or more with power to vote as of fiscal year ending 12-31-18					Securities holders not listed in 3(1)(a) through 3(1)(c) that had ownership, control or holdings of 5% or more with power to vote during the fiscal year ending 12-31-18				
(1)(a) Name, City, State, Country	(1)(b) Country of Citizenship or Incorporation	(1)(c) Number and Percentage of Each Class of Voting Securities			(2)(a) Name, City, State, Country	(2)(b) Country of Citizenship or Incorporation	(2)(c) Number and Percentage of Each Class of Voting Securities		
Alan J. Hyatt Sharon G. Hyatt Annapolis, MD,USA	USA	1,721,523	21.3%	Common Stock Beneficial Ownership	Jo Ann Hyatt Modlin Annapolis, MD,USA	USA	1,076,983	8.9%	Common Stock Beneficial Ownership



Form FR Y-6
 Legal Title of Holding Company
 Fiscal Year Ending December 31, 2018

Report Item 4: Securities holders
 (1), (2), (3)(a)(b)(c) and (4)(a)(b)(c)

(1) Name City, State, Country	(2) Principal Occupation if other than with Holding Company	(3)(a) Title & Position with Holding Company	(3)(b) Title & Position with Subsidiaries (Include names of subsidiaries)	(3)(c) Title & Position with Other Businesses (include names of other businesses)	(4)(a) Percentage of Voting Shares In Holding Company	(4)(b) Percentage of Voting Shares in Subsidiaries (include names of subsidiaries)	(4)(c) List Names of other companies (includes partnerships) if 25% or more of voting securities are held (list names of companies and percentage of voting securities held)
Alan J. Hyatt Annapolis, MD USA	N/A	President/ CEO Director & Chairman	Director & Chairman	Partner & Attorney	21.3%	None	Hyatt & Weber, P.A. 70%
			Partner	Partner		None	827 Mayo Rd Ltd Partnership 49.50%
			(Severn Savings Bank) President	Owner		None	AIH, Inc. (GP of 827 Mayo Rd LP) 100%
			(SBI Mortgage Company) President	Partner		None	Hyatt & Pennington, LLC 50%
				Owner			Hyatt Family Ltd Partnership 100%
			(Homeowners Title & Escrow Corp.) President	Partner		None	Crownsville Family LP 60%
			(Severn Preferred Capital Corp.) President	Partner		None	TC Management Company 52%
				Partner			AIC Forest I, LLC 45%
			(Severn Financial Services Corp.) President	Partner		None	AIC Forest II, LLC 45%
			(SSB Realty Holdings, LLC) President	Partner		None	Arundel Realty Services, LLC 100%
				Owner		None	1925 West, LLC (Hyatt Family, LLP owns 100%
				Partner		None	1623 Forest, LLC 45%
				(HS West, LLC) President	Partner		None
	Holdings I, LLC) Director		None	None	Old Solomon's Triangle, LLC 25%		
		Partner		None	Parole Place, LLC 25%		
Paul B. Susie Timonium, MD USA	N/A	E.V.P./CFO	E.V.P./CFO	N/A	N/A	None	N/A
Chris Chick Edgewater, MD USA	N/A	Chief Lending Officer	Chief Lending Officer	N/A	N/A	None	N/A
John A. Lamon, III Annapolis, MD USA	Senior Accountant Executive	Director	Director (Severn Savings Bank)	Partner	N/A	None	N/A



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(1), (2), (3)(a)(b)(c) and (4)(a)(b)(c)

(1) Name City, State, Country	(2) Principal Occupation if other than with Holding Company	(3)(a) Title & Position with Holding Company	(3)(b) Title & Position with Subsidiaries (include names of subsidiaries)	(3)(c) Title & Position with Other Businesses (include names of other businesses)	(4)(a) Percentage of Voting Shares in Holding Company	(4)(b) Percentage of Voting Shares in Subsidiaries (include names of subsidiaries)	(4)(c) List Names of other companies (includes partnerships) if 25% or more of voting securities are held (list names of companies and percentage of voting securities held)
Raymond S. Crosby Annapolis, MD USA	Marketing	Director	Director (Severn Savings Bank)	President	N/A	None	Crosby Marketing Communications, Inc 46%
				Partner			Crosby Bldg Ltd Partnership 27.50%
				Partner			RaRa LLC R.E. Partnership 50%
James H. Johnson, Jr. Annapolis, MD USA	N/A	Director	Director (Severn Savings Bank)	N/A	N/A	None	N/A
Eric M. Keitz Annapolis, MD USA	Certified Public Accountant	Director	Director COO (Severn Savings Bank)	Owner	N/A	None	Eric M. Keitz, CPA 100% Eric M. Keitz, PA 100% Sunrise Capital Equity Investments, Inc. 100%
Mary Kathleen Sulick Annapolis, MD USA	Certified Public Accountant	Director	Director (Severn Savings Bank)	Partner	N/A	None	N/A
Konrad Wayson West River, MD USA	General Contractor	Director	Director (Severn Savings Bank)	Partner	N/A	None	Hopkins and Wayson, Inc. 26% Route 302, LLC 50%
Albert W. Shields Annapolis, MD USA	Consultant	Director	Director (Severn Savings Bank)	Partner	N/A	None	Shield Thrift Ventures, LLC 100%
							Campus Drive, LLC 50%
							HUB Capital Partners, LLC 50%



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(1) Name City, State, Country	(2) Principal Occupation if other than with Holding Company	(3)(a) Title & Position with Holding Company	(3)(b) Title & Position with Subsidiaries (include names of subsidiaries)	(3)(c) Title & Position with Other Businesses (include names of other businesses)	(4)(a) Percentage of Voting Shares in Holding Company	(4)(b) Percentage of Voting Shares in Subsidiaries (include names of subsidiaries)	(4)(c) List Names of other companies (includes partnerships) if 25% or more of voting securities are held (list names of companies and percentage of voting securities held)
David S. Jones Annapolis, MD USA	Trustee	Director	Director (Severn Savings Bank)	Partner	N/A	None	Southern Drywall, Inc. 50%
				Partner			Baystar Precast Corp. 50%
				Partner			BEDD JV 25%
				Partner			Jag JV 50%
				Partner			Hudson Street, LLC 50%
				Partner			BCJJ, LLC 25%
				Partner			53 OSIR, LLC 25%
				Partner			Crownsville Road, LLC 50%
				Partner			Owensville Road, LLC 50%
				Partner			D & W Utilities, LLC 50%
				Partner			Generals Highway Properties, LLC 50%
				Partner			Idlewide, LLC 33.3%
				Partner			Shipleys Retreat - Section 4, LLC 33.3%
				Partner			JOA Chapel Grove LLC 33.3%
				Partner			111 Defense Highway LLC 50%
				Partner			JOA Ward Farms, LLC 33.3%

Reaches: A list of branches for your depository institution: SEVERN SAVINGS BANK, FSF DBA SEVERN BANK (ID: R5SD 411473)
 This depository institution is held by SEVERN BANK CORP. LLC (E831465) of ANNAPOLIS, MD
 The data are as of 12/31/2018. Data reflects information that was received and processed through 01/26/2019

Reconciliation and Verification Steps

1. In the Data Action column of each branch row, enter one or more of the actions specified below
2. If required, enter the date in the Effective Date column

Actions

OK: If the branch information is correct, enter 'OK' in the Data Action column.
 Change: If the branch information is incorrect or incomplete, revise the data, enter 'Change' in the Data Action column and the date when this information first became valid in the Effective Date column.
 Close: If a branch listed was paid or closed, enter 'Close' in the Data Action column and the safe or closure date in the Effective Date column.
 Delete: If a branch listed was never opened by this depository institution, enter 'Delete' in the Data Action column.
 Add: If a reportable branch is missing, insert a new row, add the branch data, and enter 'Add' in the Data Action column and the opening or acquisition date in the Effective Date column.

If printing this list, you may need to adjust your page setup in MS Excel. Try using landscape orientation, page scaling, and/or legal sized paper.

Submission Procedures

When you are finished, send a saved copy to your FRB contact. See the detailed instructions on this site for more information.
 If you are emailing this to your FRB contact, put your institution name, city and state in the subject line of the e-mail.

Notes:

To satisfy the FR Y-10 reporting requirements, you must also submit FR Y-10 Domestic Branch Schedules for each branch with a Data Action of Change, Close, Delete, or Add.
 The FR Y-10 report may be submitted in a hardcopy format or via the FR Y-10 Online application - <https://y10online.federalreserve.gov>.

* FDIC UNIFORM, Office Number, and ID_R5SD columns are for reference only. Verification of these values is not required.

Data Action	Effective Date	Branch Search Type	Branch ID	R5SD*	Provider Name	Street Address	City	State	Zip Code	County	Country	FDIC UNIFORM*	Office Number*	Head Office	Head Office ID_R5SD*	Comments
OK	12/31/2018	Full Service (Head Office)	411473	411473	SEVERN SAVINGS BANK, FSF DBA SEVERN BANK	200 WESTGATE CIRCLE	ANNAPOLIS	MD	21401	ANNE ARUNDEL	UNITED STATES	Not Required	Not Required	SEVERN SAVINGS BANK, FSF DBA SEVERN BANK	411473	
OK	12/31/2018	Full Service	415572	415572	ANNAPOLIS BRANCH	1917 WEST ST	ANNAPOLIS	MD	21401	ANNE ARUNDEL	UNITED STATES	Not Required	Not Required	SEVERN SAVINGS BANK, FSF DBA SEVERN BANK	411473	
OK	12/31/2018	Full Service	415576	415576	EDGEWATER BRANCH	3683 SOLOMONS ISLAND RD	EDGEWATER	MD	21037	ANNE ARUNDEL	UNITED STATES	Not Required	Not Required	SEVERN SAVINGS BANK, FSF DBA SEVERN BANK	411473	
OK	12/31/2018	Full Service	415578	415578	GLEN BURNIE BRANCH	413 CRAIN HIGHWAY SOUTH	GLEN BURNIE	MD	21061	ANNE ARUNDEL	UNITED STATES	Not Required	Not Required	SEVERN SAVINGS BANK, FSF DBA SEVERN BANK	411473	
OK	12/31/2018	Full Service	5037127	5037127	OTHMAN BRANCH	5401 SOUTHERN MARYLAND BLVD	LOTHIAN	MD	20711	ANNE ARUNDEL	UNITED STATES	Not Required	Not Required	SEVERN SAVINGS BANK, FSF DBA SEVERN BANK	411473	
OK	12/31/2018	Full Service	5037068	5037068	SEVERNIA PARK BRANCH	558 BENFIELD RD	SEVERNIA PARK	MD	21146	ANNE ARUNDEL	UNITED STATES	Not Required	Not Required	SEVERN SAVINGS BANK, FSF DBA SEVERN BANK	411473	