

**NORTH CAROLINA HOUSING FINANCE AGENCY  
DISCLOSURE REPORT  
AS OF MARCH 31, 2009**

INDENTURE: SINGLE FAMILY REVENUE BONDS (1985 RESOLUTION)  
BOND SERIES: SERIES QQ/RR

PAGE NO. 1-1985QQRR

SERIES DATE: 04/01/97

SERIES SOLD: 04/30/97

**GENERAL INFORMATION:**

Bonds Outstanding: 12,690,000  
Bond Yield: 5.58%  
Mortgage Loan Prin Outstanding: 14,420,317  
Mortgage Rate(s): 6.45% - 6.65%  
Outstanding Commitments: 0  
Uncommitted Lendable Funds: 0  
  
Average Purchase Price: 69,473  
Average Original Loan Amount: 67,971  
Total No. of Loans Originated: 877  
Total No. of Loans Paid Off: 611  
Total No. of Loans Outstanding: 266

**LOAN PORTFOLIO CHARACTERISTICS (AS A % OF LOANS OUTSTANDING)**

New Construction: 12.78%  
Existing Home: 87.22%  
Total: 100.00%  
  
Fixed Rate Mortgages: 100.00%  
Graduated Pmt Mtgs: 0.00%  
Growing Equity Mtgs: 0.00%  
Variable Rate Mtgs: 0.00%  
Total: 100.00%  
  
Private: 0.00%  
FHA: 100.00%  
VA: 0.00%  
Self Insured: 0.00%  
Guaranty Fund: 0.00%  
Other: 0.00%  
(less than 80.00 LTV)  
Total: 100.00%

**Effective May 1, 2006**

Trustee: The Bank of New York Mellon  
10161 Centurion Parkway  
Jacksonville, FL 32256  
(904) 645-1956  
Contact: Christine Boyd

Type of Housing:  
Single Family Detached: 89.47%  
Condos/Townhouses: 9.78%  
Manufactured/Duplexes: 0.75%  
Total: 100.00%

**Breakdown of Private Mortgage Insurers  
(List by % of total portfolio):**

1985QQ/RR  
GEMICO: 0.00%  
RMIC: 0.00%  
UG: 0.00%  
VEREX: 0.00%

Program: P.O. Box 28066  
Raleigh, NC 27611-8066  
(919) 877-5700  
Contact:  
Sharon Drewyor, Director of Home Ownership Lending (919) 877-5621  
Elizabeth I. Rozakis, Chief Financial Officer (919) 877-5687

POOL INSURANCE COVERAGE (DOLLARS IN THOUSANDS): None

**SELF-INSURANCE COVERAGE:**

Name of Self-Insurance Fund: Mortgage Deficiency Fund  
Series of Bonds Covered: 1985 Series D through WW (excluding Series U/V)

Current Funding Requirements: (data is for 1985 Series QQ/RR only):  
Total Dollar Amount (\$000): Note 1  
As % of Initial Principal Amount of Mortgage Loans Purchased: Note 1  
Claims to Date: 0

Maximum level of funding required over the life of the bonds (\$000): Note 1

**DELINQUENCY STATISTICS (AS A % OF LOANS OUTSTANDING):**

	%	#
60 days	2.63%	7
90 days	3.38%	9
In Foreclosure	0.75%	2

**(AS % OF PRINCIPAL BALANCE OUTSTANDING):**

	%	\$
	2.41%	347,346
	3.85%	555,747
	0.82%	118,007

No. of Loans Foreclosed to Date since 1/1/87: Not available  
Foreclosed (Loss)/Gain to Date: Not available  
Net of Insurance Proceeds (\$000): Not available

Real Estate Owned  
Number of Loans: 0  
Outstanding Mtg Amount  
At time of Default: \$0  
Current Balance: \$0

**MORTGAGE LOAN SERVICERS:**

Servicer	# of Loans	% of Portfolio
BB&T	126	47.37%
RBC Centura	84	31.58%
Marsh	39	14.66%
Bank of America	17	<u>6.39%</u>
<b>TOTAL</b>	<b>266</b>	<b><u>100.00%</u></b>

**MORTGAGE LOAN RATES (BY BOND SERIES):**

Series	# of Loans	Mtg Rate
1985 SERIES QQ/RR	52	6.45%
	<u>214</u>	6.65%
<b>Total</b>	<b>266</b>	

Note 1: The provisions of the Mortgage Deficiency Fund were extended to Series QQ and RR Bonds. However, additional funding was not required in consequence of the extension of such provisions.

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**LIST OF BONDS BY MATURITY:**

CUSIP Number	Maturity Date	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Bond Call Sequence (Note 1)
65820ERJ1	03/01/99	Serial	4.20%	\$460,000	\$460,000		\$0	2
65820ERK8	09/01/99	Serial	4.20%	470,000	470,000		0	2
65820ERL6	03/01/00	Serial	4.40%	480,000	480,000		0	2
65820ERM4	09/01/00	Serial	4.40%	490,000	490,000		0	2
65820ERN2	03/01/01	Serial	4.50%	500,000	500,000		0	2
65820ERP7	09/01/01	Serial	4.50%	510,000	510,000		0	2
65820ERQ5	03/01/02	Serial	4.60%	525,000	525,000		0	2
65820ERR3	09/01/02	Serial	4.60%	535,000	525,000	10,000	0	2
65820ERS1	03/01/03	Serial	4.70%	550,000	540,000	10,000	0	2
65820ERT9	09/01/03	Serial	4.70%	565,000	550,000	15,000	0	2
65820ERU6	03/01/04	Serial	4.80%	575,000	525,000	50,000	0	2
65820ERV4	09/01/04	Serial	4.80%	590,000	510,000	80,000	0	2
65820ERW2	03/01/05	Serial	4.90%	605,000	490,000	115,000	0	2
65820ERXO	09/01/05	Serial	4.90%	620,000	445,000	175,000	0	2
65820ERY8	03/01/06	Serial	5.00%	640,000	460,000	180,000	0	2
65820ERZ5	09/01/06	Serial	5.00%	655,000	425,000	230,000	0	2
65820ESA9	03/01/07	Serial	5.10%	670,000	350,000	320,000	0	2
65820ESB7	09/01/07	Serial	5.10%	690,000	355,000	335,000	0	2
65820ERC6	03/01/08	Serial	5.00%	705,000	295,000	410,000	0	2
65820ERD4	09/01/08	Serial	5.00%	725,000	265,000	460,000	0	2
65820ERE2	03/01/09	Serial	5.10%	745,000	260,000	485,000	0	2
65820ERF9	09/01/09	Serial	5.10%	765,000		490,000	275,000	2
65820ERG7	03/01/10	Serial	5.20%	785,000		505,000	280,000	2
65820ERH5	09/01/10	Serial	5.20%	160,000		110,000	50,000	2
65820ESC5	03/01/17	Term(Note 2)	5.75%	13,430,000		8,645,000	4,785,000	2
65820ESD3	09/01/22	Term(Note 3)	5.00%	15,075,000		15,075,000	0	1
65820ESE1	09/01/28	Term(Note 4)	5.85%	22,480,000		15,180,000	7,300,000	2
Total 1985 Series QQ/RR				\$65,000,000	\$9,430,000	\$42,880,000	\$12,690,000	

Note 1: See optional and special redemption provisions beginning on page 4-1985QQRR. (i.e. "1" denotes first call priority from prepayments.)

Note 2: Sinking fund redemption begins September 1, 2010.

Note 3: Sinking fund redemption begins September 1, 2017.

Note 4: Sinking fund redemption begins March 1, 2023.

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**LIST OF UNSCHEDULED REDEMPTIONS:**

Call Date	Call Amount	Type of Call	Source Of Funds
07/01/98	\$130,000	Supersinker	Prepayments
01/01/99	315,000	Supersinker	Prepayments
05/01/99	625,000	Supersinker	Prepayments
07/01/99	300,000	Supersinker	Prepayments
09/01/99	125,000	Supersinker	Prepayments
12/15/99	1,215,000	Supersinker	Prepayments
05/01/00	1,220,000	Supersinker	Prepayments
07/01/00	680,000	Supersinker	Prepayments
01/01/01	2,310,000	Supersinker	Prepayments
06/01/01	825,000	Supersinker	Prepayments
10/01/01	1,820,000	Supersinker	Prepayments
01/01/02	1,890,000	Supersinker	Prepayments
04/15/02	70,000	Supersinker	Prepayments
04/15/02	950,000	Pro rata	Prepayments
04/15/02	25,000	Pro rata	Debt Service Reserve
07/01/02	1,040,000	Supersinker	Prepayments
07/01/02	5,000	Pro rata	Debt Service Reserve
01/01/03	715,000	Supersinker	Prepayments
06/01/03	1,620,000	Supersinker	Prepayments
06/01/03	30,000	Supersinker	Prepayments
06/01/03	375,000	Pro rata	Prepayments
10/01/03	145,000	Supersinker	Prepayments
10/01/03	2,445,000	Pro rata	Prepayments
10/01/03	140,000	Pro rata	Debt Service Reserve
10/01/03	395,000	Pro rata	Prepayments
01/01/04	380,000	Pro rata	Prepayments
05/01/04	1,625,000	Pro rata	Prepayments
09/01/04	2,295,000	Pro rata	Prepayments
09/01/04	275,000	Pro rata	Debt Service Reserve
01/01/05	1,870,000	Pro rata	Prepayments
01/01/05	110,000	Pro rata	Debt Service Reserve
05/01/05	1,710,000	Pro rata	Prepayments
05/01/05	100,000	Pro rata	Debt Service Reserve
10/01/05	200,000	Pro rata	Prepayments
04/01/06	3,135,000	Pro rata	Prepayments
04/01/06	195,000	Pro rata	Debt Service Reserve
08/01/06	4,185,000	Pro rata	Prepayments
08/01/06	245,000	Pro rata	Debt Service Reserve
01/01/07	985,000	Pro rata	Prepayments
01/01/07	60,000	Pro rata	Debt Service Reserve
05/01/07	25,000	Pro rata	Prepayments
11/01/07	3,985,000	Pro rata	Debt Service Reserve
11/01/07	190,000	Pro rata	Prepayments
02/01/08	665,000	Pro rata	Prepayments
07/01/08	1,035,000	Pro rata	Prepayments
01/01/09	<u>200,000</u>	Pro rata	Prepayments
<b>TOTAL</b>	<b><u>\$42,880,000</u></b>		

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**Bond Call Information:**

**Special Redemption**

The 1985 Series QQ and RR bonds may be redeemed in whole or in part on any date at the principal amount plus accrued interest to the date of redemption, from:

- (i) unexpended proceeds,
- (ii) excess revenues transferred from the revenue reserve fund,
- (iii) prepayments of mortgage loans financed with the proceeds of the Series QQ and RR bonds,
- (iv) moneys withdrawn from the debt service reserve fund in connection with an excess over the debt service reserve requirement, and
- (v) from prepayments of mortgage loans financed with proceeds from series of bonds issued subsequent to the Series D bonds other than the Series QQ and RR bonds and from certain moneys in excess of the debt service reserve requirement on deposit in the debt service reserve fund ("Cross Call Redemption").

Prepayments on mortgage loans financed with the proceeds of the Series QQ and RR bonds, shall first be allpied to the redemption or purchase of Series RR Term bonds due September 1, 2022 during the operiods up to the scheduled principal amounts set forth int eh series resolution.

Moneys in excess of the debt service reserve requirement shall be applied to the redemption of the series QQ and RR bonds in any manner. Moneys to be applied to redemption from excess revenues in the revenue reserve fund, from prepayments in excess of the scheduled principal amounts or from cross call redemption sources, shall be applied pro rata. However, the Agency may redeem on other than a pro rata basis, if the Agency files a notice with the Trustee together with a cash flow certificate.

**Optional Redemption**

The Series QQ and RR bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after March 1, 2007, in whole or in part, on any date, at the following redemption prices, plus accrued interest to the date of redemption:

<b>Period (Both Dates Inclusive)</b>	<b>Redemption Price (Expressed as a Percentage)</b>
March 1, 2007 to February 1, 2008	101.50%
March 1, 2008 to February 1, 2009	100.75%
March 1, 2009 and thereafter	100.00%