

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

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: SERIES 04

PAGE NO. 1-1998-04

SERIES DATE: 04/15/99

SERIES SOLD: 05/27/99

**GENERAL INFORMATION:**

Bonds Outstanding: 18,170,000  
Bond Yield 5.17%  
Mortgage Loan Prin Outstanding 16,926,437  
Mortgage Rate(s) 5.99% - 6.65%  
Outstanding Commitments: 0  
Uncommitted Lendable Funds: 0  
  
Average Purchase Price: 83,496  
Average Original Loan Amount: 81,595  
Total No. of Loans Originated: 590  
Total No. of Loans Paid Off: 340  
Total No. of Loans Outstanding: 250

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

New Construction: 27.20%  
Existing Home: 72.80%  
Total 100.00%  
  
Private 0.00%  
FHA 81.20%  
VA 6.80%  
USDA 12.00%  
Guaranty Fund 0.00%  
Other (less than 80.00 LTV) 0.00%  
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%

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 95.60%  
Condos/Townhouses 4.00%  
Manufactured/Duplexes 0.40%  
Total 100.00%

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

1998-04  
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: Insurance Reserve Fund  
Series of Bonds Covered: 1998 Series 04  
Current Funding Requirements:  
Total Dollar Amount (\$000) \$388  
As % of Initial Principal Amount of Mortgage Loans Purchased 1.23%  
Claims to Date 0

Maximum level of funding required over the life of the bonds (\$000) \$596

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

	%	#
60 days	3.20%	8
90 days	4.00%	10
In Foreclosure	2.00%	5

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

	%	\$
60 days	3.36%	568,725
90 days	3.95%	668,669
In Foreclosure	1.78%	301,866

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
RBC Centura	115	46.00%
Marsh	69	27.60%
BB&T	60	24.00%
Bank of America	6	<u>2.40%</u>
<b>TOTAL</b>	<b>250</b>	<b><u>100.00%</u></b>

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

Series	# of Loans	Mtg Rate
1998 SERIES 04	224	5.99%
	2	5.999%
	<u>24</u>	<u>6.65%</u>
<b>Total</b>	<b>250</b>	

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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)
65820EYM6	01/01/01	Serial	3.800%	\$390,000	\$390,000	\$0	\$0	2
65820EYN4	07/01/01	Serial	3.800%	410,000	410,000	0	0	2
65820EYP9	01/01/02	Serial	3.900%	415,000	415,000	0	0	2
65820EQ7	07/01/02	Serial	3.900%	420,000	420,000	0	0	2
65820EYR5	01/01/03	Serial	4.000%	435,000	430,000	5,000	0	2
65820EYS3	07/01/03	Serial	4.000%	440,000	435,000	5,000	0	2
65820EYT1	01/01/04	Serial	4.150%	450,000	440,000	10,000	0	2
65820EYU8	07/01/04	Serial	4.150%	455,000	440,000	15,000	0	2
65820EYV6	01/01/05	Serial	4.300%	470,000	450,000	20,000	0	2
65820EYW4	07/01/05	Serial	4.300%	470,000	450,000	20,000	0	2
65820EYX2	01/01/06	Serial	4.400%	490,000	470,000	20,000	0	2
65820EYY0	07/01/06	Serial	4.400%	495,000	425,000	70,000	0	2
65820EYZ7	01/01/07	Serial	4.450%	510,000	380,000	130,000	0	2
65820EZA1	07/01/07	Serial	4.450%	520,000	365,000	155,000	0	2
65820EZG8	01/01/08	Serial	4.350%	525,000	355,000	170,000	0	2
65820EZH6	07/01/08	Serial	4.350%	535,000	310,000	225,000	0	2
65820EZJ2	01/01/09	Serial	4.450%	545,000	305,000	240,000	0	2
65820EZK9	07/01/09	Serial	4.450%	560,000	0	250,000	310,000	2
65820EZL7	01/01/10	Serial	4.600%	570,000	0	255,000	315,000	2
65820EZM5	07/01/10	Serial	4.600%	580,000	0	260,000	320,000	2
65820EZN3	01/01/11	Serial	4.700%	600,000	0	270,000	330,000	2
65820EZP8	07/01/11	Serial	4.700%	610,000	0	275,000	335,000	2
65820EQ6	01/01/12	Serial	4.750%	625,000	0	275,000	350,000	2
65820EZR4	07/01/12	Serial	4.750%	640,000	0	275,000	365,000	2
65820EZB9	07/01/17	Term (Note 2)	5.050%	7,120,000	0	2,495,000	4,625,000	2
65820EYC7	01/01/19	Term (Note 3)	5.150%	2,920,000	0	1,270,000	1,650,000	2
65820EZD5	01/01/24	Term (Note 4)	4.500%	10,200,000	0	10,200,000	0	1
65820EZE3	07/01/26	Term (Note 5)	5.300%	5,540,000	0	2,455,000	3,085,000	2
65820EZF0	07/01/30	Term (Note 6)	5.300%	12,060,000	0	5,575,000	6,485,000	2
Total 1998 Series 4				\$50,000,000	\$6,890,000	\$24,940,000	\$18,170,000	

Note 1: See optional and special redemption provisions page 4-98-04, (i.e. "1" denotes first call priority from prepayments).  
 Note 2: Sinking fund redemptions begin January 1, 2017.  
 Note 3: Sinking fund redemptions begin January 1, 2019.  
 Note 4: Sinking fund redemptions begin January 1, 2024.  
 Note 5: Sinking fund redemptions begin July 1, 2026.  
 Note 6: Sinking fund redemptions begin July 1, 2030.

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**LIST OF UNSCHEDULED REDEMPTIONS:**

Call Date	Call Amount	Type of Call	Source Of Funds
07/01/00	\$180,000	Supersinker	Prepayment
07/01/00	70,000	Pro rata	Prepayment
07/01/00	5,000	Pro rata	Debt Service Reserve
01/01/01	435,000	Supersinker	Prepayment
01/01/01	110,000	Pro rata	Prepayment
01/01/01	10,000	Pro rata	Debt Service Reserve
06/01/01	335,000	Supersinker	Prepayment
06/01/01	20,000	Pro rata	Debt Service Reserve
10/01/01	645,000	Supersinker	Prepayment
10/01/01	15,000	Pro rata	Debt Service Reserve
01/01/02	710,000	Supersinker	Prepayment
01/01/02	170,000	Pro rata	Prepayment
01/01/02	25,000	Pro rata	Debt Service Reserve
04/15/02	335,000	Pro rata	Prepayment
04/15/02	10,000	Pro rata	Debt Service Reserve
07/01/02	550,000	Supersinker	Prepayment
07/01/02	20,000	Pro rata	Debt Service Reserve
01/01/03	1,955,000	Supersinker	Prepayment
06/01/03	70,000	Pro rata	Prepayment
06/01/03	45,000	Pro rata	Debt Service Reserve
06/01/03	235,000	Pro rata	Prepayment
10/01/03	730,000	Supersinker	Prepayment
10/01/03	30,000	Pro rata	Debt Service Reserve
10/01/03	535,000	Supersinker	Prepayment
01/01/04	1,220,000	Supersinker	Prepayment
05/01/04	620,000	Supersinker	Prepayment
05/01/04	180,000	Pro rata	Prepayment
09/01/04	555,000	Supersinker	Prepayment
09/01/04	80,000	Pro rata	Debt Service Reserve
01/01/05	1,125,000	Supersinker	Prepayment
01/01/05	25,000	Pro rata	Debt Service Reserve
05/01/05	605,000	Supersinker	Prepayment
05/01/05	20,000	Pro rata	Debt Service Reserve
10/01/05	460,000	Pro rata	Prepayment
04/01/06	1,985,000	Pro rata	Prepayment
04/01/06	60,000	Pro rata	Debt Service Reserve
08/01/06	3,670,000	Pro rata	Prepayment
08/01/06	85,000	Pro rata	Debt Service Reserve
01/01/07	1,420,000	Pro rata	Prepayment
01/01/07	40,000	Pro rata	Debt Service Reserve
05/01/07	215,000	Pro rata	Prepayment
05/01/07	10,000	Pro rata	Debt Service Reserve
11/01/07	1,370,000	Pro rata	Prepayment
11/01/07	35,000	Pro rata	Debt Service Reserve
02/01/08	3,250,000	Pro rata	Prepayment
02/01/08	65,000	Pro rata	Debt Service Reserve
07/01/08	250,000	Pro rata	Prepayment
01/01/09	315,000		
01/01/09	<u>35,000</u>		
TOTAL	<u>\$24,940,000</u>		

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**Bond Call Information:**

**Special Redemption**

The 1998 Series 4 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 4, and
- (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 other than the Series 4 bond and from certain moneys in excess of the debt service reserve requirement on deposit in the debt service reserve Fund ("Cross Call Redemption").

Term bonds due July 1, 2017 are not subject to call from prepayments, related debt service reserve reductions or excess recovery prior to 7/1/2006 and are last to be called from unexpended proceeds call.

Prepayments on mortgage loans financed with the proceeds of the Series 4 bonds shall first be applied to the redemption or purchase of Series 4 Term bonds due January 1, 2024 during the periods up to the scheduled principal amounts set forth in the series resolution.

Moneys in excess of the debt service reserve requirement and from excess revenues in the revenue reserve fund shall be applied to the redemption of the Series 4 bonds in any manner. Moneys to be applied to redemption 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 4 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after January 1, 2009, either as a whole, on any date, or in part, at the principal amount thereof plus accrued interest to the date of redemption, without premium.