

NORTH CAROLINA HOUSING FINANCE AGENCY  
DISCLOSURE REPORT  
AS OF SEPTEMBER 30, 2009

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: 20

**GENERAL MORTGAGE LOAN INFORMATION**  
Mortgage Loan Prin Outstanding: \$48,103,446  
Mortgage Rates: 5.13% - 5.25%

Average Purchase Price: \$104,461  
Average Original Loan Amount: \$97,552

Total No. of Loans Originated: 646  
Total No. of Loans Paid Off: 108  
Total No. of Loans Outstanding: 538

**PROGRAM**  
P.O. Box 28066  
Raleigh, NC 27611-8066  
(919) 877-5700

Contacts:  
Sharon Drewyor, Director of Home Ownership Lending  
Elizabeth Rozakis, Chief Financial Officer

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

**LOAN PORTFOLIO CHARACTERISTICS (AS OF PERCENTAGE OF LOANS OUTSTANDING)**  
All loans are 30-year fixed-rate loans.

<u>Loan Type:</u>	<u># of Loans</u>	<u>%</u>
CONV	194	36.06%
FHA	186	34.57%
VA	22	4.09%
USDA	71	13.20%
HUD-184	0	0.00%
Guaranty Fund	0	0.00%
Other (< 80%LTV)	65	12.08%
<b>Total</b>	<b>538</b>	<b>100.00%</b>

<u>Private Mortgage Insurers:</u>	<u># of Loans</u>	<u>%</u>
GENWORTH	146	27.14%
PMI MTG. INS. CO.	10	1.86%
MGIC	5	0.93%
RADIAN GUARANTY INC.	6	1.12%
RMIC	21	3.90%
AIG-UGIC	6	1.12%
<b>Total</b>	<b>194</b>	<b>36.06%</b>

<u>New/Existing:</u>	<u># of Loans</u>	<u>%</u>
New Construction	148	27.51%
Existing Home	390	72.49%
<b>Total</b>	<b>538</b>	<b>100.00%</b>

  

<u>Type of Housing:</u>	<u># of Loans</u>	<u>%</u>
Single Family Detached	470	87.36%
Condominium	36	6.69%
Townhouse	29	5.39%
Manufactured Home	3	0.56%
<b>Total</b>	<b>538</b>	<b>100.00%</b>

**DELINQUENCY STATISTICS**

<u>Loans Outstanding:</u>	<u># of Loans</u>	<u>%</u>
60 days	7	1.30%
90 days	8	1.49%
In Foreclosure	5	0.93%
REO (Conv, USDA)	3	0.56%
<b>Total</b>	<b>23</b>	

<u>Principal Outstanding:</u>	<u>\$ of Loans</u>
60 days	\$681,023
90 days	\$754,008
In Foreclosure	\$443,144
REO (Conv, USDA)	\$204,456
<b>Total</b>	<b>\$2,082,630</b>

**SERVICER AND MORTGAGE LOAN DATA**

<u>Servicers:</u>	<u># of Loans</u>	<u>%</u>
Bank of America	7	1.30%
Marsh Associates Inc.	308	57.25%
RBC Centura Bank	157	29.18%
BB&T	60	11.15%
State Employees Credit Union	6	1.12%
<b>Total</b>	<b>538</b>	<b>100.00%</b>

<u>Mortgage Rates (%):</u>	<u># of Loans</u>
5.25	217
5.13	321
<b>Total</b>	<b>538</b>

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POOL INSURANCE COVERAGE (DOLLARS IN THOUSANDS): None

SELF-INSURANCE COVERAGE: Name of Self-Insurance Fund: Insurance Reserve Fund  
Series of Bonds Covered: 1998 Series 20

Current Funding Requirements:  
Total Dollar Amount (\$000) \$722  
As % of Initial Principal Amount  
of Mortgage Loans Purchased 1.50%  
Claims to Date 0

Maximum level of funding required over the life of the bonds (\$000) \$760

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)
65821FCP9	01/01/06	Serial	1.75%	\$310,000	\$310,000	\$0	\$0	2
65821FCQ7	07/01/06	Serial	1.85%	645,000	645,000	0	0	2
65821FCR5	01/01/07	Serial	2.00%	840,000	840,000	0	0	2
65821FCS3	07/01/07	Serial	2.05%	1,040,000	1,040,000	0	0	2
65821FCT1	01/01/08	Serial	2.15%	175,000	175,000	0	0	2
65821FCB0	01/01/08	Serial	2.60%	1,045,000	1,035,000	10,000	0	2
65821FCC8	07/01/08	Serial	2.75%	1,345,000	1,310,000	35,000	0	2
65821FCF1	01/01/11	Serial	3.60%	555,000	0	15,000	540,000	2
65821FCG9	01/01/14	Serial	4.10%	820,000	0	20,000	800,000	2
65821FCJ3	07/01/15	Serial	4.15%	545,000	0	15,000	530,000	2
65821FCD6	07/01/09	Term (Note 2)	3.10%	2,660,000	2,585,000	75,000	0	2
65821FCE4	07/01/10	Term (Note 3)	3.35%	2,610,000	0	90,000	2,520,000	1
65821FCH7	01/01/15	Term (Note 4)	3.90%	9,090,000	0	285,000	8,805,000	2
65821FCK0	07/01/25	Term (Note 5)	4.60%	11,850,000	0	290,000	11,560,000	2
65821FCL8	07/01/30	Term (Note 6)	4.70%	9,180,000	0	245,000	8,935,000	2
65821FCM6	07/01/34	Term (Note 7)	4.25%	8,530,000	0	4,285,000	4,245,000	2
65821FCN4	07/01/35	Term (Note 8)	4.75%	13,760,000	0	550,000	13,210,000	2
Total 1998 Series 20				\$65,000,000	\$7,940,000	\$5,915,000	\$51,145,000	

Note 1: See optional and special redemption provisions page 4-1998-20, (i.e. "1" denotes first call priority from prepayments).  
 Note 2: Sinking fund redemptions begin January 1, 2009.  
 Note 3: Sinking fund redemptions begin January 1, 2010.  
 Note 4: Sinking fund redemptions begin January 1, 2011.  
 Note 5: Sinking fund redemptions begin January 1, 2016.  
 Note 6: Sinking fund redemptions begin January 1, 2026.  
 Note 7: Sinking fund redemptions begin January 1, 2016. AMT PAC bonds were sold at a premium with a coupon rate of 4.25% and a yield of 4.069%.  
 Note 8: Sinking fund redemptions begin January 1, 2031.

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**LIST OF UNSCHEDULED REDEMPTIONS:**

Call Date	Call Amount	Type of Call	Source Of Funds
8/1/2006	\$130,000	Supersinker	Prepayments
8/1/2006	\$5,000	Pro rata	Debt Service Reserve
1/1/2007	\$650,000	Supersinker	Prepayments
1/1/2007	\$160,000	Pro rata	Prepayments
1/1/2007	\$30,000	Pro rata	Debt Service Reserve
5/1/2007	\$575,000	Supersinker	Prepayments
5/1/2007	\$395,000	Pro rata	Prepayments
5/1/2007	\$35,000	Pro rata	Debt Service Reserve
11/1/2007	\$10,000	Pro rata	Prepayments
11/1/2007	\$25,000	Pro rata	Debt Service Reserve
2/1/2008	\$720,000	Supersinker	Prepayments
2/1/2008	\$790,000	Pro rata	Prepayments
2/1/2008	\$30,000	Pro rata	Debt Service Reserve
7/1/2008	\$760,000	Supersinker	Prepayments
1/1/2009	\$745,000	Supersinker	Prepayments
1/1/2009	\$105,000	Pro rata	Debt Service Reserve
7/1/2009	\$705,000	Supersinker	Prepayments
7/1/2009	<u>\$45,000</u>	Pro rata	Debt Service Reserve
	<u>\$5,915,000</u>		

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**Bond Call Information:**

**Special Redemption**

The 1998 Series 20 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) prepayments of mortgage loans financed with the proceeds of the Series 20, including the existing mortgage loans,
- (iii) excess revenues transferred from the revenue reserve fund,
- (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 20 bond 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 20 bonds shall first be applied to the redemption or purchase of Series 20 Term bonds due July 1, 2034 during the periods up to the scheduled principal amounts set forth in the series resolution.

Moneys in excess of the debt service reserve requirement, from excess revenues in the revenue reserve fund and from cross call redemption sources shall be applied to the redemption of the Series 20 bonds in any manner. Moneys to be applied to redemption from prepayments in excess of the scheduled principal amounts 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 20 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after January 1, 2014, in whole, or in part, at the principal amount thereof plus accrued interest to the date of redemption, without premium.