

**NORTH CAROLINA HOUSING FINANCE AGENCY  
DISCLOSURE REPORT  
AS OF DECEMBER 31, 2011**

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

**GENERAL MORTGAGE LOAN INFORMATION**

Mortgage Loan Prin Outstanding: \$12,327,529  
Mortgage Rates: 5.990% - 6.650%

Average Purchase Price: \$83,107  
Average Original Loan Amount: \$81,275

Total No. of Loans Originated: 590  
Total No. of Loans Paid Off: 390  
Total No. of Loans Outstanding: 200

**PROGRAM**

P.O. Box 28066  
Raleigh, NC 27611-8066  
(919) 877-5700  
Contacts:  
Rob Rusczak, Manager of Home Ownership Production  
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	0	0.00%
FHA	162	81.00%
VA	14	7.00%
USDA	24	12.00%
HUD-184	0	0.00%
Guaranty Fund	0	0.00%
Other (< 80%LTV)	0	0.00%
<b>Total</b>	<b>200</b>	<b>100.00%</b>

<u>Private Mortgage Insurers:</u>	<u># of Loans</u>	<u>%</u>
<b>Total</b>	<b>0</b>	<b>0.00%</b>

<u>New/Existing:</u>	<u># of Loans</u>	<u>%</u>
New Construction	54	27.00%
Existing Home	146	73.00%
<b>Total</b>	<b>200</b>	<b>100.00%</b>

<u>Type of Housing:</u>	<u># of Loans</u>	<u>%</u>
Single Family Detached	192	96.00%
Condominium	3	1.50%
Townhouse	5	2.50%
Manufactured Home	0	0.00%
<b>Total</b>	<b>200</b>	<b>100.00%</b>

**DELINQUENCY STATISTICS**

<u>Loans Outstanding:</u>	<u># of Loans</u>	<u>%</u>
60 days	11	5.50%
90 days	6	3.00%
In Foreclosure	6	3.00%
REO (Conv, USDA)	1	0.50%
<b>Total</b>	<b>24</b>	

<u>Principal Outstanding:</u>	<u>\$ of Loans</u>	<u>%</u>
60 days	\$686,144	5.57%
90 days	\$440,989	3.58%
In Foreclosure	\$390,294	3.17%
REO (Conv, USDA)	\$45,557	0.37%
<b>Total</b>	<b>\$1,562,983</b>	

**SERVICER AND MORTGAGE LOAN DATA**

<u>Servicers:</u>	<u># of Loans</u>	<u>%</u>
RBC Bank	92	46.00%
BB&T	46	23.00%
Marsh Associates Inc.	58	29.00%
Bank of America	4	2.00%
<b>Total</b>	<b>200</b>	<b>100.00%</b>

<u>Mortgage Rates (%):</u>	<u># of Loans</u>
6.65	20
5.999	2
5.99	178
<b>Total</b>	<b>200</b>

**NORTH CAROLINA HOUSING FINANCE AGENCY  
DISCLOSURE REPORT  
AS OF DECEMBER 31, 2011**

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

PAGE NO. 2-1998-04

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) \$248  
As % of Initial Principal Amount  
of Mortgage Loans Purchased 2.01%  
Claims to Date 0

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

**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
65820EYQ7	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
65820EZX9	07/01/09	Serial	4.450%	560,000	310,000	250,000	0	2
65820EZL7	01/01/10	Serial	4.600%	570,000	305,000	265,000	0	2
65820EZM5	07/01/10	Serial	4.600%	580,000	260,000	320,000	0	2
65820EZN3	01/01/11	Serial	4.700%	600,000	255,000	345,000	0	2
65820EZP8	07/01/11	Serial	4.700%	610,000	250,000	360,000	0	2
65820EZQ6	01/01/12	Serial	4.750%	625,000	0	370,000	255,000	2
65820EZR4	07/01/12	Serial	4.750%	640,000	0	375,000	265,000	2
65820EZB9	07/01/17	Term (Note 2)	5.050%	7,120,000	0	3,805,000	3,315,000	2
65820EZC7	01/01/19	Term (Note 3)	5.150%	2,920,000	0	1,745,000	1,175,000	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	3,315,000	2,225,000	2
65820EZF0	07/01/30	Term (Note 6)	5.300%	12,060,000	0	7,500,000	4,560,000	2
Total 1998 Series 4				\$50,000,000	\$8,270,000	\$29,935,000	\$11,795,000	

Note 1: See optional and special redemption provisions page 4-98-04, (i.e. "\*" 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.

NORTH CAROLINA HOUSING FINANCE AGENCY  
DISCLOSURE REPORT  
AS OF DECEMBER 31, 2011

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

PAGE NO. 3-1998-04

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	Pro rata	Debt Service Reserve
01/01/09	35,000	Pro rata	Prepayment
07/01/09	480,000	Pro rata	Prepayment
07/01/09	15,000	Pro rata	Debt Service Reserve
01/01/10	820,000	Pro rata	Prepayment
01/01/10	25,000	Pro rata	Debt Service Reserve
06/01/10	2,020,000	Pro rata	Prepayment
06/01/10	40,000	Pro rata	Debt Service Reserve
12/01/10	495,000	Pro rata	Prepayment
12/01/10	15,000	Pro rata	Debt Service Reserve
06/01/11	525,000	Pro rata	Prepayment
06/01/11	15,000	Pro rata	Debt Service Reserve
12/01/11	530,000	Pro rata	Prepayment
12/01/11	<u>15,000</u>	Pro rata	Debt Service Reserve
TOTAL	<u>\$29,935,000</u>		

NORTH CAROLINA HOUSING FINANCE AGENCY  
DISCLOSURE REPORT  
AS OF DECEMBER 31, 2011

INDEPENDENT SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES SERIES 04

PAGE NO. 4-1998-04

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.