

**NORTH CAROLINA HOUSING FINANCE AGENCY  
DISCLOSURE REPORT  
AS OF DECEMBER 31, 2012**

**INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: 32**

**GENERAL MORTGAGE LOAN INFORMATION**

Mortgage Loan Prin Outstanding: \$123,941,710  
Mortgage Rates: 4.950% - 8.600%

Average Purchase Price: \$83,862  
Average Original Loan Amount: \$81,246

Total No. of Loans Originated: 3,376  
Total No. of Loans Paid Off: 962  
Total No. of Loans Outstanding: 2,414

**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	43	1.78%
FHA	2,163	89.61%
VA	53	2.19%
USDA	103	4.27%
HUD-184	0	0.00%
Guaranty Fund	0	0.00%
Other (< 80%LTV)	52	2.15%
<b>Total</b>	<b>2,414</b>	<b>100.00%</b>

<u>Private Mortgage Insurers:</u>	<u># of Loans</u>	<u>%</u>
GENWORTH	34	1.41%
AIG-UGIC	3	0.12%
RMIC	2	0.08%
MGIC	2	0.08%
RADIAN GUARANTY INC.	2	0.08%
<b>Total</b>	<b>43</b>	<b>1.78%</b>

<u>New/Existing:</u>	<u># of Loans</u>	<u>%</u>
New Construction	565	23.41%
Existing Home	1,849	76.59%
<b>Total</b>	<b>2,414</b>	<b>100.00%</b>

<u>Type of Housing:</u>	<u># of Loans</u>	<u>%</u>
Single Family Detached	2,170	89.89%
Condominium	134	5.55%
Townhouse	80	3.32%
Manufactured Home	29	1.20%
Duplex	1	0.04%
<b>Total</b>	<b>2,414</b>	<b>100.00%</b>

**DELINQUENCY STATISTICS**

<u>Loans Outstanding:</u>	<u># of Loans</u>	<u>%</u>
60 days	82	3.40%
90 days +	74	3.07%
In Foreclosure	56	2.32%
REO (Conv, USDA)	5	0.21%
<b>Total</b>	<b>217</b>	

<u>Principal Outstanding:</u>	<u>\$ of Loans</u>	<u>%</u>
60 days	\$4,865,423	3.93%
90 days +	\$4,107,659	3.31%
In Foreclosure	\$3,458,436	2.79%
REO (Conv, USDA)	\$376,319	0.30%
<b>Total</b>	<b>\$12,807,836</b>	

**SERVICER AND MORTGAGE LOAN DATA**

<u>Servicers:</u>	<u># of Loans</u>	<u>%</u>
PNC	766	31.73%
BB&T	787	32.60%
Marsh Associates Inc.	723	29.95%
NC Housing Finance Agency	3	0.12%
Bank of America	127	5.27%
RBC Bank	4	0.16%
US Bank Home Mortgage	4	0.17%
<b>Total</b>	<b>2,414</b>	<b>100.00%</b>

<u>Mortgage Rates (%):</u>	<u># of Loans</u>
8.6	19
8.55	52
8.35	58
8.25	11
8.1	74
7.3	88
7.25	157
7.125	6
6.95	446
6.875	22
6.85	2
6.75	117
6.7	8
6.65	318
6.5	75
6.45	152
6.25	146
6.15	5
6.1	1
6.05	10
5.99	575
5.75	48
5.25	21
5.125	2
4.95	1
<b>Total</b>	<b>2,414</b>

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POOL INSURANCE COVERAGE (DOLLARS IN THOUSANDS): None

SELF-INSURANCE COVERAGE:	Name of Self-Insurance Fund: Insurance Reserve Fund	Current Funding Requirements:	
	Series of Bonds Covered: 1998 Series 32	Total Dollar Amount (\$000)	\$3,501
		As % of Principal Amount	
		of Mortgage Loans	2.82%
		Claims to Date	0

**LIST OF BONDS BY MATURITY:**

CUSIP Number	Maturity Date	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding
658207MA0 658207MA0	01/01/30	Term (Note 1)	4.000%	134,660,000	2,955,000	10,890,000	120,815,000
Total 1998 Series 32				\$134,660,000	\$2,955,000	\$10,890,000	\$120,815,000

Note 1: Sinking fund redemptions begin July 1, 2012.

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## LIST OF UNSCHEDULED REDEMPTIONS:

Call Date	Call Amount	Type of Call	Source Of Funds
6/1/2012	7,640,000	Pro rata	Prepayments
6/1/2012	180,000	Pro rata	Debt Service Reserve
10/1/2012	2,945,000	Pro rata	Prepayments
10/1/2012	125,000	Pro rata	Debt Service Reserve
	<u>10,890,000</u>		

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**Bond Call Information:**

**Special Redemption**

The 1998 Series 32 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 32, 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 32 bond and from certain moneys in excess of the debt service reserve requirement on deposit in the debt service reserve Fund ("Cross Call Redemption").

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 32 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 32 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after July 1, 2021, in whole, or in part, at the principal amount thereof plus accrued interest to the date of redemption, without premium.