

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

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: SERIES 02

PAGE NO. 1-1998-02

SERIES DATE: 11/01/98

SERIES SOLD: 12/02/98

**GENERAL INFORMATION:**

Bonds Outstanding: 10,685,000  
Bond Yield 4.99%  
Mortgage Loan Prin Outstanding 10,766,704  
Mortgage Rate(s) 5.75% - 6.65%  
Outstanding Commitments: 0  
Uncommitted Lendable Funds: 0  
  
Average Purchase Price: 79,680  
Average Original Loan Amount: 78,245  
Total No. of Loans Originated: 418  
Total No. of Loans Paid Off: 251  
Total No. of Loans Outstanding: 167

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

New Construction: 31.74%  
Existing Home: 68.26%  
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 86.23%  
VA 3.59%  
USDA 10.18%  
Guaranty Fund 0.00%  
Other (less than 80.00 LTV) 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 94.01%  
Condos/Townhouses 4.79%  
Manufactured/Duplexes 1.20%  
Total 100.00%

Breakdown of Private Mortgage Insurers  
(List by % of total portfolio):  
1998-02  
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 02  
Current Funding Requirements:  
Total Dollar Amount (\$000) \$246  
As % of Initial Principal Amount of Mortgage Loans Purchased 1.40%  
Claims to Date 0

Maximum level of funding required over the life of the bonds (\$000) \$478

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

	%	#
60 days	1.80%	3
90 days	2.40%	4
In Foreclosure	1.20%	2

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

	%	\$
	1.33%	143,638
	2.43%	261,154
	1.46%	156,887

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 1  
Outstanding Mtg Amount  
At time of Default \$45,618  
Current Balance \$45,618

**MORTGAGE LOAN SERVICERS:**

Servicer	# of Loans	% of Portfolio
RBC Centura	70	41.92%
BB&T	47	28.14%
Marsh	46	27.54%
Bank of America	4	2.40%
<b>TOTAL</b>	<b>167</b>	<b>100.00%</b>

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

Series	# of Loans	Mtg Rate
1998 SERIES 02	117	5.75%
	50	6.65%
<b>Total</b>	<b>167</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)
65820EWR7	01/01/07	Term (Note 2)	4.200%	\$4,145,000	\$3,960,000	\$185,000	\$0	2
65820EWW6	07/01/07	Serial	4.250%	370,000	280,000	90,000	0	2
65820EWX4	01/01/08	Serial	4.400%	375,000	265,000	110,000	0	2
65820EWY2	07/01/08	Serial	4.400%	380,000	215,000	165,000	0	2
65820EWZ9	01/01/09	Serial	4.500%	390,000	210,000	180,000	0	2
65820EXA3	07/01/09	Serial	4.500%	395,000	0	195,000	200,000	2
68520EXB1	01/01/10	Serial	4.600%	405,000	0	205,000	200,000	2
65820EXC9	07/01/10	Serial	4.600%	420,000	0	205,000	215,000	2
65820EXD7	01/01/11	Serial	4.700%	425,000	0	205,000	220,000	2
65820EXE5	07/01/11	Serial	4.700%	435,000	0	215,000	220,000	2
65820EXF2	01/01/12	Serial	4.800%	445,000	0	220,000	225,000	2
65820EXG0	07/01/12	Serial	4.800%	460,000	0	235,000	225,000	2
65820EXH8	07/01/17	Term (Note 3)	5.100%	5,240,000	0	2,630,000	2,610,000	2
65820EWS5	01/01/20	Term (Note 4)	5.200%	3,145,000	0	1,570,000	1,575,000	2
65820EWT3	01/01/25	Term (Note 5)	4.600%	7,425,000	0	7,425,000	0	1
65820EWU0	07/01/26	Term (Note 6)	5.250%	2,545,000	0	1,300,000	1,245,000	2
65820EWW8	07/01/30	Term (Note 7)	5.250%	8,000,000	0	4,250,000	3,750,000	2
Total 1998 Series 2				\$35,000,000	\$4,930,000	\$19,385,000	\$10,685,000	

Note 1: See optional and special redemption provisions page 4-98-02, (i.e. "1" denotes first call priority from prepayments).

Note 2: Sinking fund redemptions begin January 1, 2001

Note 3: Sinking fund redemptions begin January 1, 2013.

Note 4: Sinking fund redemptions begin January 1, 2018.

Note 5: Sinking fund redemptions begin July 1, 2020.

Note 7: Sinking fund redemptions begin July 1, 2026.

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**LIST OF UNSCHEDULED REDEMPTIONS:**

Call Date	Call Amount	Type of Call	Source Of Funds
07/01/00	\$95,000	Supersinker	Prepayments
01/01/01	\$260,000	Supersinker	Prepayments
01/01/01	\$5,000	Pro rata	Debt Service Reserve
06/01/01	\$585,000	Supersinker	Prepayments
06/01/01	\$25,000	Pro rata	Debt Service Reserve
10/01/01	\$515,000	Supersinker	Prepayments
10/01/01	\$10,000	Pro rata	Debt Service Reserve
01/01/02	\$315,000	Supersinker	Prepayments
01/01/02	\$10,000	Pro rata	Debt Service Reserve
04/15/02	\$225,000	Supersinker	Prepayments
04/15/02	\$5,000	Pro rata	Debt Service Reserve
07/01/02	\$375,000	Supersinker	Prepayments
07/01/02	\$15,000	Pro rata	Debt Service Reserve
01/01/03	\$815,000	Supersinker	Prepayments
06/01/03	\$960,000	Supersinker	Prepayments
10/01/03	\$45,000	Pro rata	Debt Service Reserve
10/01/03	\$1,290,000	Supersinker	Prepayments
01/01/04	\$1,270,000	Supersinker	Prepayments
05/01/04	\$545,000	Supersinker	Prepayments
05/01/04	\$420,000	Pro rata	Prepayments
09/01/04	\$175,000	Supersinker	Prepayments
09/01/04	\$375,000	Pro rata	Prepayments
09/01/04	\$100,000	Pro rata	Debt Service Reserve
01/01/05	\$620,000	Pro rata	Prepayments
01/01/05	\$10,000	Pro rata	Debt Service Reserve
05/01/05	\$645,000	Pro rata	Prepayments
05/01/05	\$20,000	Pro rata	Debt Service Reserve
10/01/05	\$1,025,000	Pro rata	Prepayments
04/01/06	\$795,000	Pro rata	Prepayments
04/01/06	\$45,000	Pro rata	Debt Service Reserve
08/01/06	\$930,000	Pro rata	Prepayments
08/01/06	\$25,000	Pro rata	Debt Service Reserve
01/01/07	\$1,145,000	Pro rata	Prepayments
01/01/07	\$30,000	Pro rata	Debt Service Reserve
05/01/07	\$625,000	Pro rata	Prepayments
05/01/07	\$20,000	Pro rata	Debt Service Reserve
11/01/07	\$275,000	Pro rata	Prepayments
11/01/07	\$10,000	Pro rata	Debt Service Reserve
02/01/08	\$3,125,000	Pro rata	Prepayments
02/01/08	\$65,000	Pro rata	Debt Service Reserve
07/01/08	\$805,000	Pro rata	Prepayments
01/01/09	\$690,000	Pro rata	Prepayments
01/01/09	\$45,000	Pro rata	Debt Service Reserve
<b>TOTAL</b>	<b><u>\$19,385,000</u></b>		

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**Bond Call Information:**

**Special Redemption**

The 1998 Series 2 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 2, 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 2 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 2 bonds shall first be applied to the redemption or purchase of Series 2 Term bonds due January 1, 2025 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 2 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 2 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after July 1, 2008, either as a whole, on any date, or in part, on any interest payment 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>
July 1, 2008 - June 30, 2009	101.00%
July 1, 2009 and thereafter	100.00%