

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

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: 23

**GENERAL MORTGAGE LOAN INFORMATION**  
Mortgage Loan Prin Outstanding: \$52,274,689  
Mortgage Rates: 5.13% - 6.13%

Average Purchase Price: \$111,329  
Average Original Loan Amount: \$105,073

Total No. of Loans Originated: 605  
Total No. of Loans Paid Off: 76  
Total No. of Loans Outstanding: 529

**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	260	49.16%
FHA	130	24.58%
VA	26	4.91%
USDA	53	9.92%
HUD-184	0	0.00%
Guaranty Fund	0	0.00%
Other (< 80%LTV)	60	11.24%
<b>Total</b>	<b>529</b>	<b>100.00%</b>

<u>Private Mortgage Insurers:</u>	<u># of Loans</u>	<u>%</u>
GENWORTH	147	27.80%
AIG-UGIC	28	5.30%
PMI MTG. INS. CO.	6	1.13%
MGIC	31	5.77%
RMIC	39	7.28%
RADIAN GUARANTY INC.	7	1.32%
TRIAD	1	0.19%
CMG MTG INS CO	1	0.19%
<b>Total</b>	<b>260</b>	<b>49.16%</b>

<u>New/Existing:</u>	<u># of Loans</u>	<u>%</u>
New Construction	164	30.90%
Existing Home	365	68.91%
<b>Total</b>	<b>529</b>	<b>100.00%</b>

  

<u>Type of Housing:</u>	<u># of Loans</u>	<u>%</u>
Single Family Detached	422	79.69%
Condominium	36	6.80%
Townhouse	62	11.62%
Manufactured Home	9	1.70%
<b>Total</b>	<b>529</b>	<b>100.00%</b>

**DELINQUENCY STATISTICS**

<u>Loans Outstanding:</u>	<u># of Loans</u>	<u>%</u>
60 days	8	1.51%
90 days	9	1.70%
In Foreclosure	5	0.86%
REO (Conv, USDA)	2	0.38%
<b>Total</b>	<b>24</b>	

<u>Principal Outstanding:</u>	<u>\$ of Loans</u>
60 days	\$783,359
90 days	\$873,524
In Foreclosure	\$479,115
REO (Conv, USDA)	\$185,897
<b>Total</b>	<b>\$2,321,895</b>

**SERVICER AND MORTGAGE LOAN DATA**

<u>Servicers:</u>	<u># of Loans</u>	<u>%</u>
Bank of America	1	0.19%
Marsh Associates Inc.	227	42.93%
RBC Centura Bank	164	30.99%
BB&T	117	22.12%
State Employees Credit Union	15	2.83%
US Bank Home Mortgage	5	0.94%
<b>Total</b>	<b>529</b>	<b>100.00%</b>

<u>Mortgage Rates (%):</u>	<u># of Loans</u>
6.13	11
6	36
5.88	19
5.75	35
5.63	85
5.5	115
5.38	220
5.25	1
5.13	7
<b>Total</b>	<b>529</b>

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

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: SERIES 23

PAGE NO. 2-1998-23

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 23	Total Dollar Amount (\$000)	\$712
		As % of Initial Principal Amount	
		of Mortgage Loans Purchased	1.36%
		Claims to Date	0

Maximum level of funding required over the life of the bonds (\$000) \$770

**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)
65821FEY8	07/01/07	Serial	3.45%	150,000	150,000	0	0	2
65821FEZ5	01/01/08	Serial	3.55%	490,000	475,000	15,000	0	2
65821FFA9	07/01/08	Serial	3.60%	265,000	255,000	10,000	0	2
65821FFR2	07/01/08	Serial	3.30%	235,000	225,000	10,000	0	2
65821FFB7	01/01/09	Serial	3.65%	510,000	495,000	15,000	0	2
65821FFC5	07/01/09	Serial	3.70%	520,000	505,000	15,000	0	2
65821FFD3	01/01/10	Serial	3.75%	530,000	0	15,000	515,000	2
65821FFE1	07/01/10	Serial	3.80%	540,000	0	20,000	520,000	2
65821FFF8	01/01/11	Serial	3.85%	50,000	0	5,000	45,000	2
65821FFS0	01/01/11	Serial	3.55%	505,000	0	15,000	490,000	2
65821FFG6	07/01/11	Serial	3.90%	430,000	0	15,000	415,000	2
65821FFT8	07/01/11	Serial	3.60%	135,000	0	10,000	125,000	2
65821FFU5	01/01/12	Serial	3.63%	580,000	0	20,000	560,000	2
65821FFH4	07/01/12	Serial	4.05%	590,000	0	20,000	570,000	2
65821FFJ0	01/01/13	Serial	4.10%	605,000	0	20,000	585,000	2
65821FFK7	07/01/13	Serial	4.10%	495,000	0	15,000	480,000	2
65821FFV3	07/01/13	Serial	3.75%	125,000	0	10,000	115,000	2
65821FFL5	01/01/14	Serial	4.15%	630,000	0	20,000	610,000	2
65821FFM3	07/01/14	Serial	4.15%	460,000	0	15,000	445,000	2
65821FFW1	07/01/14	Serial	3.80%	185,000	0	10,000	175,000	2
65821FFX9	01/01/15	Serial	3.95%	660,000	0	20,000	640,000	2
65821FFY7	07/01/15	Serial	3.95%	675,000	0	20,000	655,000	2
65821FFZ4	01/01/16	Serial	4.05%	695,000	0	20,000	675,000	2
65821FGA8	07/01/16	Serial	4.05%	710,000	0	20,000	690,000	2
65821FGB6	01/01/17	Serial	4.10%	725,000	0	20,000	705,000	2
65821FGC4	07/01/17	Serial	4.10%	745,000	0	20,000	725,000	2
65821FFN1	07/01/26	Term (Note 2)	4.65%	10,985,000	0	340,000	10,645,000	2
65821FFP6	07/01/36	Term (Note 3)	5.00%	19,320,000	0	5,165,000	14,155,000	2
65821FFQ4	01/01/37	Term (Note 4)	4.80%	22,455,000	0	780,000	21,675,000	2
Total 1998 Series 23				\$65,000,000	\$2,105,000	\$6,680,000	\$56,215,000	

Note 1: See optional and special redemption provisions page 4-1998-23, (i.e. "1" denotes first call priority from prepayments).  
 Note 2: Sinking fund redemptions begin January 1, 2018.  
 Note 3: Sinking fund redemptions begin January 1, 2018. AMT PAC bonds were sold at a premium with a coupon rate of 5.00% and a yield of 4.754%.  
 Note 4: Sinking fund redemptions begin January 1, 2027.

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

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: SERIES 23

PAGE NO. 3-1998-23

LIST OF UNSCHEDULED REDEMPTIONS:

Call Date	Call Amount	Type of Call	Source Of Funds
11/1/2007	\$360,000	Supersinker	Prepayments
11/1/2007	\$1,345,000	Pro rata	Prepayments
11/1/2007	\$35,000	Pro rata	Debt Service Reserve
2/1/2008	\$590,000	Supersinker	Prepayments
2/1/2008	\$10,000	Pro rata	Debt Service Reserve
7/1/2008	\$1,140,000	Supersinker	Prepayments
1/1/2009	\$1,400,000	Supersinker	Prepayments
1/1/2009	\$70,000	Pro rata	Debt Service Reserve
7/1/2009	\$1,675,000	Supersinker	Prepayments
7/1/2009	<u>\$55,000</u>	Pro rata	Debt Service Reserve
	<u>\$6,680,000</u>		

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

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: SERIES 23

PAGE NO. 4-1998-23

**Bond Call Information:**

**Special Redemption**

The 1998 Series 23 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 23, 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 23 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 23 bonds shall first be applied to the redemption or purchase of Series 23 Term bonds due January 1, 2037 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 23 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 23 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after July 1, 2015, in whole, or in part, at the principal amount thereof plus accrued interest to the date of redemption, without premium.