

**NORTH CAROLINA HOUSING FINANCE AGENCY  
DISCLOSURE REPORT  
AS OF DECEMBER 31, 2008**

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: SERIES 26

PAGE NO. 1-1998-26

SERIES DATE: 11/21/06

SERIES SOLD: 12/20/06

**GENERAL INFORMATION:**

Bonds Outstanding: 62,675,000  
Bond Yield 4.46%  
Mortgage Loan Prin Outstanding 60,806,087  
Mortgage Rate(s) 5.13% - 6.25%  
Outstanding Commitments: 114,277  
Uncommitted Lendable Funds: 0  
  
Average Purchase Price: 120,607  
Average Original Loan Amount: 115,500  
Total No. of Loans Originated: 550  
Total No. of Loans Paid Off: 10  
Total No. of Loans Outstanding: 540

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

New Construction: 28.03%  
Existing Home: 71.97%  
Total 100.00%  
  
Private 62.35%  
FHA 11.75%  
VA 9.07%  
USDA 6.66%  
Guaranty Fund 0.00%  
Other (less than 80.00 LTV) 10.17%  
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%

**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 75.48%  
Condos/Townhouses 23.59%  
Manufactured/Duplexes 0.93%  
Total 100.00%

**Breakdown of Private Mortgage Insurers  
(List by % of total portfolio):**

1998-26  
GEMICO 28.58%  
MGIC 17.48%  
RMIC 6.29%  
PMI 1.85%  
RADIAN 0.37%  
UG 6.85%  
CMG 0.56%  
TRIAD 0.37%  
  
Total: 62.35%

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 26  
Current Funding Requirements:  
Total Dollar Amount (\$000) \$710  
As % of Initial Principal Amount of Mortgage Loans Purchased 0.00%  
Claims to Date 0  
  
Maximum level of funding required over the life of the bonds (\$000) \$710

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

%  
60 days 1.67% 9  
90 days 1.11% 6  
In Foreclosure 0.37% 2

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

%  
1.50% 910,285  
1.17% 710,607  
0.24% 143,300

No. of Loans Foreclosed to Date Not available  
Foreclosed (Loss)/Gain to Date Not available  
Net of Insurance Proceeds (\$000) Not available

Real Estate Owned  
Number of Loans 4  
Outstanding Mtg Amount  
At time of Default \$532,731  
Current Balance \$532,731

**MORTGAGE LOAN SERVICERS:**

Servicer	# of Loans	% of Portfolio
Marsh	236	43.57%
RBC Centura	164	30.34%
BB&T	129	23.96%
SECU	10	1.85%
Bank of America	1	0.28%
Total	<u>540</u>	<u>100.00%</u>

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

Series	# of Loans	Mtg Rate
1998 SERIES 26	526	5.13% - 5.99%
Total	<u>540</u>	6.00% - 6.25%

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)
658207DA0	07/01/08	Serial	3.40%	170,000	170,000	0	0	2
658207CJ2	01/01/09	Serial	3.80%	500,000	500,000	0	0	2
658207CK9	07/01/09	Serial	3.85%	510,000	0	0	510,000	2
658207CL7	01/01/10	Serial	3.90%	520,000	0	0	520,000	2
658207CM5	07/01/10	Serial	3.90%	280,000	0	0	280,000	2
658207DB8	07/01/10	Serial	3.50%	250,000	0	0	250,000	2
658207CN3	01/01/11	Serial	3.95%	295,000	0	0	295,000	2
658207DC6	01/01/11	Serial	3.55%	250,000	0	0	250,000	2
658207CP8	07/01/11	Serial	3.95%	555,000	0	0	555,000	2
658207DD4	01/01/12	Serial	3.60%	565,000	0	0	565,000	2
658207CQ6	07/01/12	Serial	4.00%	580,000	0	0	580,000	2
658207CR4	01/01/13	Serial	4.05%	590,000	0	0	590,000	2
658207CS2	07/01/13	Serial	4.05%	605,000	0	0	605,000	2
658207CT0	01/01/14	Serial	4.10%	615,000	0	0	615,000	2
658207CU7	07/01/14	Serial	4.10%	630,000	0	0	630,000	2
658207DE2	01/01/15	Serial	3.75%	645,000	0	0	645,000	2
658207DF9	07/01/15	Serial	3.75%	660,000	0	0	660,000	2
658207DG7	01/01/16	Serial	3.80%	675,000	0	0	675,000	2
658207DH5	07/01/16	Serial	3.80%	690,000	0	0	690,000	2
658207DJ1	01/01/17	Serial	3.85%	705,000	0	0	705,000	2
658207DK8	07/01/17	Serial	3.85%	720,000	0	0	720,000	2
658207CV5	07/01/22	Term (Note 2)	4.55%	5,505,000	0	0	5,505,000	2
658207CW3	07/01/28	Term (Note 3)	4.60%	8,385,000	0	0	8,385,000	2
658207CX1	07/01/32	Term (Note 4)	4.65%	7,280,000	0	0	7,280,000	2
658207CY9	01/01/38	Term (Note 5)	5.50%	19,500,000	0	1,610,000	17,890,000	2
658207CZ6	07/01/38	Term (Note 6)	4.70%	13,320,000	0	45,000	13,275,000	2
Total 1998 Series 26				\$65,000,000	\$670,000	\$1,655,000	\$62,675,000	

Note 1: See optional and special redemption provisions page 4-1998-26, (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, 2023.

Note 4: Sinking fund redemptions begin January 1, 2029.

Note 5: Sinking fund redemptions begin July 1, 2018. AMT PAC bonds were sold at a premium with a coupon rate of 5.50% and a yield of 5.084%.

Note 6: Sinking fund redemptions begin January 1, 2033.

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LIST OF UNSCHEDULED REDEMPTIONS:

Call Date	Call Amount	Type of Call	Source Of Funds
7/1/2008	\$550,000	Supersinker	Prepayments
1/1/2009	\$1,060,000	Supersinker	Prepayments
1/1/2009	<u>\$45,000</u>	Pro rata	Debt Service Reserve
	<u>\$1,655,000</u>		

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Bond Call Information:

Special Redemption

The 1998 Series 26 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 26, 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 26 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 26 bonds shall first be applied to the redemption or purchase of Series 26 term bonds due January 1, 2038 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 26 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 26 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after January 1, 2016, in whole, or in part, at the principal amount thereof plus accrued interest to the date of redemption, without premium.