

**NORTH CAROLINA HOUSING FINANCE AGENCY**

**DISCLOSURE REPORT  
AS OF DECEMBER 31, 2009**

**INDENTURE: SINGLE FAMILY REVENUE BONDS (1985 RESOLUTION)  
BOND SERIES: EF**

**GENERAL MORTGAGE LOAN INFORMATION**

Mortgage Loan Prin Outstanding:	\$1,631,207
Mortgage Rates:	8.250% - 8.750%
Average Purchase Price:	\$48,206
Average Original Loan Amount:	\$47,551
Total No. of Loans Originated:	1,030
Total No. of Loans Paid Off:	968
Total No. of Loans Outstanding:	62

**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	0	0.00%
FHA	62	100.00%
VA	0	0.00%
USDA	0	0.00%
HUD-184	0	0.00%
Guaranty Fund	0	0.00%
Other (< 80%LTV)	0	0.00%
<b>Total</b>	<b>62</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	4	6.45%
Existing Home	58	93.55%
<b>Total</b>	<b>62</b>	<b>100.00%</b>

<u>Type of Housing:</u>	<u># of Loans</u>	<u>%</u>
Single Family Detached	56	90.33%
Condominium	5	8.06%
Townhouse	0	0.00%
Manufactured Home	1	1.61%
<b>Total</b>	<b>62</b>	<b>100.00%</b>

**DELINQUENCY STATISTICS**

<u>Loans Outstanding:</u>	<u># of Loans</u>	<u>%</u>
60 days	1	1.61%
90 days	2	3.23%
In Foreclosure	3	4.84%
REO (Conv, USDA)	0	0.00%
<b>Total</b>	<b>6</b>	

<u>Principal Outstanding:</u>	<u>\$ of Loans</u>	<u>%</u>
60 days	\$28,011	1.72%
90 days	\$69,842	4.28%
In Foreclosure	\$63,296	3.88%
REO (Conv, USDA)	\$0	0.00%
<b>Total</b>	<b>\$161,149</b>	

**SERVICER AND MORTGAGE LOAN DATA**

<u>Servicers:</u>	<u># of Loans</u>	<u>%</u>
BB&T	17	27.42%
Marsh Associates Inc.	28	45.16%
RBC Bank	9	14.52%
Bank of America	5	8.06%
NC Housing Finance Agency	3	4.84%
<b>Total</b>	<b>62</b>	<b>100.00%</b>

<u>Mortgage Rates (%):</u>	<u># of Loans</u>
8.75	53
8.25	9
<b>Total</b>	<b>62</b>

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PAGE NO. 2-1985EF

POOL INSURANCE COVERAGE (DOLLARS IN THOUSANDS): None

SELF-INSURANCE COVERAGE:

Name of Self-Insurance Fund: Mortgage Deficiency Fund  
Series of Bonds Covered: 1985 Series D through WW (excluding Series U/V)

Current Funding Requirements: (data is for 1985 Series E/F only):  
Total Dollar Amount (\$000) N/A  
As % of Initial Principal Amount of Mortgage Loans Purchased N/A  
Claims to Date 0

Maximum level of funding required over the life of the bonds (\$000) \$1,410

**LIST OF BONDS BY MATURITY:**

CUSIP Number	Maturity Date	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Bond Call
658200UE8	09/01/89	Serial	5.200%	\$275,000	\$275,000		\$0	
658200UF5	03/01/90	Serial	5.500%	280,000	280,000		0	
658200UG3	09/01/90	Serial	5.500%	290,000	290,000		0	
658200UH1	03/01/91	Serial	5.800%	295,000	295,000		0	
658200UJ7	09/01/91	Serial	5.800%	305,000	305,000		0	
658200UK4	03/01/92	Serial	6.100%	315,000	315,000		0	
658200UL2	09/01/92	Serial	6.100%	325,000	325,000		0	2
658200UM0	03/01/93	Serial	6.300%	335,000	335,000		0	2
658200UN8	09/01/93	Serial	6.300%	345,000	345,000		0	2
658200UP3	03/01/94	Serial	6.500%	355,000	355,000		0	2
658200UQ1	09/01/94	Serial	6.500%	365,000	325,000	40,000	0	2
658200UR9	03/01/95	Serial	6.750%	375,000	290,000	85,000	0	2
658200US7	09/01/95	Serial	6.750%	390,000	275,000	115,000	0	2
658200UT5	03/01/96	Serial	7.000%	380,000	255,000	125,000	0	2
658200UU2	09/01/96	Serial	7.000%	395,000	250,000	145,000	0	2
658200UV0	03/01/97	Serial	7.150%	375,000	210,000	165,000	0	2
658200UW8	09/01/97	Serial	7.150%	395,000	210,000	185,000	0	2
658200UX6	03/01/98	Serial	7.300%	400,000	190,000	210,000	0	2
658200UY4	09/01/98	Serial	7.300%	400,000	180,000	220,000	0	2
658200UZ1	03/01/99	Serial	7.450%	400,000	140,000	260,000	0	2
658200VA5	09/01/99	Serial	7.450%	415,000		415,000	0	2
658200VB3	03/01/00	Serial	7.600%	415,000		415,000	0	2
658200VC1	09/01/00	Serial	7.600%	435,000		435,000	0	2
658200VD9	03/01/01	Serial	7.700%	430,000		430,000	0	2
658200VE7	09/01/01	Serial	7.700%	455,000		455,000	0	2
658200VF4	03/01/02	Serial	7.800%	455,000		455,000	0	2
658200VG2	09/01/02	Serial	7.800%	480,000		480,000	0	2
658200VH0	03/01/03	Serial	7.900%	495,000		495,000	0	2
658200VJ6	09/01/03	Serial	7.900%	525,000		525,000	0	2
658200VK3	09/01/18	Term (Note 2)	8.375%	3,000,000		3,000,000	0	2
658200VM9	03/01/16	Term (Note 3)	8.000%	28,000,000	35,000	27,965,000	0	1
658200VN7	09/01/19	Term (Note 4)	8.125%	16,900,000		16,900,000	0	2
Total 1985 Series E/F				\$59,000,000	\$5,480,000	\$53,520,000	\$0	

Note 1: See optional and special redemption provisions on page 4-1985EF, (i.e. "1" denotes first call priority from prepayments).  
Note 2: Sinking fund redemptions begin March 1, 2004.  
Note 3: Sinking fund redemptions begin March 1, 1996.  
Note 4: Sinking fund redemptions begin March 1, 2016.

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BOND SERIES: Series EF

PAGE NO. 3-1985EF

Call Date	Call Amount	Type of Call	Source Of Funds
01/01/90	\$230,000	Supersinker	Prepayments
01/01/90	10,000	Pro rata	Debt Service Reserve
07/01/90	235,000	Supersinker	Prepayments
07/01/90	10,000	Pro rata	Debt Service Reserve
01/01/91	465,000	Supersinker	Prepayments
01/01/91	20,000	Pro rata	Debt Service Reserve
07/01/91	400,000	Supersinker	Prepayments
07/01/91	5,000	Pro rata	Debt Service Reserve
01/01/92	1,510,000	Supersinker	Prepayments
07/01/92	1,985,000	Supersinker	Prepayments
07/01/92	935,000	Cross Call	Prepayments
01/01/93	2,255,000	Supersinker	Prepayments
01/01/93	1,400,000	Cross Call	Series JK Prepayments
06/01/93	1,645,000	Supersinker	Prepayments
06/01/93	630,000	Cross Call	Series JK Prepayments
10/01/93	3,190,000	Supersinker	Prepayments
10/01/93	35,000	Cross Call	Series JK Prepayments
03/01/94	3,805,000	Supersinker	Prepayments
03/01/94	1,850,000	Pro rata	Prepayments
03/01/94	1,585,000	Cross Call	Series JK Prepayments
03/01/94	185,000	Pro rata	Debt Service Reserve
07/01/94	1,250,000	Supersinker	Prepayments
07/01/94	1,115,000	Pro rata	Prepayments
07/01/94	665,000	Cross Call	Series JK Prepayments
10/01/94	1,140,000	Supersinker	Prepayments
10/01/94	1,695,000	Pro rata	Prepayments
10/01/94	2,350,000	Cross Call	Series JK Prepayments
07/01/95	560,000	Pro rata	Debt Service Reserve
07/01/95	1,070,000	Supersinker	Prepayments
07/01/95	1,315,000	Pro rata	Prepayments
01/01/96	1,010,000	Supersinker	Prepayments
01/01/96	1,020,000	Pro rata	Prepayments
01/01/96	125,000	Pro rata	Debt Service Reserve
07/01/96	815,000	Pro rata	Prepayments
07/01/96	970,000	Supersinker	Prepayments
07/01/96	100,000	Pro rata	Debt Service Reserve
12/01/96	1,430,000	Pro rata	Prepayments
12/01/96	160,000	Pro rata	Debt Service Reserve
02/01/97	365,000	Supersinker	Prepayments
02/01/97	15,000	Pro rata	Debt Service Reserve
03/01/97	5,000	Pro rata	Debt Service Reserve
06/01/97	680,000	Supersinker	Prepayments
06/01/97	1,000,000	Targeted	Revenue Reserve Excess
06/01/97	785,000	Pro rata	Debt Service Reserve
09/01/97	635,000	Supersinker	Prepayments
09/01/97	370,000	Pro rata	Prepayments
09/01/97	100,000	Pro rata	Debt Service Reserve
09/01/97	725,000	Pro rata	Revenue Reserve Excess
01/01/98	720,000	Supersinker	Prepayments
01/01/98	350,000	Pro rata	Prepayments
01/01/98	50,000	Pro rata	Debt Service Reserve
03/01/98	510,000	Pro rata	Prepayments
03/01/98	35,000	Targeted	Debt Service Reserve
07/01/98	540,000	Supersinker	Prepayments
07/01/98	805,000	Pro rata	Prepayments
07/01/98	205,000	Targeted	Debt Service Reserve
07/01/98	4,975,000	Targeted	Revenue Reserve Excess
01/01/99	<u>1,475,000</u>	Pro rata	Prepayments
<b>Total</b>	<b><u>\$53,520,000</u></b>		

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PAGE NO. 4-1985EF

**Bond Call Information:**

**Special Redemption**

The 1985 Series E and F 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 of bonds,
- (ii) excess revenues transferred from the revenue reserve fund,
- (iii) prepayments of mortgage loans financed with the proceeds of the series E and F bonds, and
- (iv) moneys withdrawn from the debt service fund in connection with an excess over the debt service reserve requirement, and
- (v) from payments of mortgage loans financed with proceeds from subsequent series of bonds and from certain moneys in excess of the debt service reserve requirement on deposit in the debt service reserve fund ("Cross Call Redemption").

Prepayments of mortgage loans financed with the proceeds of the 1985 Series D bonds shall first be applied to purchase or redeem the 2016 Term bonds, up to the scheduled amounts set forth in the series resolution.

Moneys in excess of the debt service reserve requirement shall be applied to the redemption of the series E and F bonds in any manner. Moneys to be applied to a redemption from excess revenues in the revenue reserve fund, 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 E and F bonds are redeemable at the option of the Agency on or after September 1, 1998 either as a whole, on any date, or in part (by lot if within a single maturity), on any interest payment date, at the following redemption prices expressed as a percentage, plus accrued interest to the date of redemption.

<b>Period (Both Dates Inclusive)</b>	<b>Redemption Price (Expressed As A Percentage)</b>
September 1, 1998 - August 31, 1999	102.00%
September 1, 1999 - August 31, 2000	101.50%
September 1, 2000 - August 31, 2001	101.00%
September 1, 2001 - August 31, 2002	100.50%
September 1, 2002 and thereafter	100.00%