

NORTH CAROLINA HOUSING FINANCE AGENCY

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

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

GENERAL MORTGAGE LOAN INFORMATION

Mortgage Loan Prin Outstanding: \$9,739,567
 Mortgage Rates: 5.750% - 6.650%

Average Purchase Price: \$79,122
 Average Original Loan Amount: \$77,680

Total No. of Loans Originated: 418
 Total No. of Loans Paid Off: 258
 Total No. of Loans Outstanding: 160

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	137	85.62%
VA	6	3.75%
USDA	17	10.63%
HUD-184	0	0.00%
Guaranty Fund	0	0.00%
Other (< 80%LTV)	0	0.00%
Total	160	100.00%

<u>Private Mortgage Insurers:</u>	<u># of Loans</u>	<u>%</u>
Total	0	0.00%

<u>New/Existing:</u>	<u># of Loans</u>	<u>%</u>
New Construction	50	31.25%
Existing Home	110	68.75%
Total	160	100.00%

<u>Type of Housing:</u>	<u># of Loans</u>	<u>%</u>
Single Family Detached	150	93.75%
Condominium	6	3.75%
Townhouse	2	1.25%
Manufactured Home	2	1.25%
Total	160	100.00%

DELINQUENCY STATISTICS

<u>Loans Outstanding:</u>	<u># of Loans</u>	<u>%</u>
60 days	6	3.75%
90 days	4	2.50%
In Foreclosure	3	1.88%
REO (Conv, USDA)	0	0.00%
Total	13	

<u>Principal Outstanding:</u>	<u>\$ of Loans</u>	<u>%</u>
60 days	\$374,628	3.85%
90 days	\$284,796	2.92%
In Foreclosure	\$179,363	1.84%
REO (Conv, USDA)	\$0	0.00%
Total	\$838,787	

SERVICER AND MORTGAGE LOAN DATA

<u>Servicers:</u>	<u># of Loans</u>	<u>%</u>
Marsh Associates Inc.	45	28.13%
RBC Bank	66	41.24%
BB&T	45	28.13%
Bank of America	4	2.50%
Total	160	100.00%

<u>Mortgage Rates (%):</u>	<u># of Loans</u>
6.65	48
5.75	112
Total	160

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

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

PAGE NO. 2-1998-02

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) \$156
As % of Principal Amount
of Mortgage Loans Purchased 1.60%
Claims to Date 0

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

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	200,000	195,000	0	2
65820EXB1	01/01/10	Serial	4.600%	405,000	0	210,000	195,000	2
65820EXC9	07/01/10	Serial	4.600%	420,000	0	210,000	210,000	2
65820EXD7	01/01/11	Serial	4.700%	425,000	0	210,000	215,000	2
65820EXE5	07/01/11	Serial	4.700%	435,000	0	220,000	215,000	2
65820EXF2	01/01/12	Serial	4.800%	445,000	0	225,000	220,000	2
65820EXG0	07/01/12	Serial	4.800%	460,000	0	240,000	220,000	2
65820EXH8	07/01/17	Term (Note 3)	5.100%	5,240,000	0	2,695,000	2,545,000	2
65820EWS5	01/01/20	Term (Note 4)	5.200%	3,145,000	0	1,620,000	1,525,000	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	1,330,000	1,215,000	2
65820EWW8	07/01/30	Term (Note 7)	5.250%	8,000,000	0	4,365,000	3,635,000	2
Total 1998 Series 2				\$35,000,000	\$5,130,000	\$19,675,000	\$10,195,000	

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, 2001.
 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.

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

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

PAGE NO. 3-1998-02

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
07/01/09	\$280,000	Pro rata	Prepayments
07/01/09	<u>\$10,000</u>	Pro rata	Debt Service Reserve
TOTAL	<u>\$19,675,000</u>		

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

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

PAGE NO. 4-1998-02

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.

Period (Both Dates Inclusive)	Redemption Price (Expressed as a Percentage)
July 1, 2008 - June 30, 2009	101.00%
July 1, 2009 and thereafter	100.00%