

**NORTH CAROLINA HOUSING FINANCE AGENCY
DISCLOSURE REPORT
AS OF DECEMBER 31, 2015**

**INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)
BOND SERIES: 27A**

GENERAL MORTGAGE LOAN INFORMATION

Mortgage Loan Prin Outstanding: \$28,760,192
Mortgage Rates: 5.750% - 6.500%

Average Purchase Price: \$115,141
Average Original Loan Amount: \$107,179

Total No. of Loans Originated: 575
Total No. of Loans Paid Off: 263
Total No. of Loans Outstanding: 312

PROGRAM

P.O. Box 28066
Raleigh, NC 27611-8066
(919) 877-5700

Contacts:
Carrie Freeman, Manager of Bond Financing
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	61	19.55%
FHA	161	51.60%
VA	3	0.96%
USDA	51	16.35%
HUD-184	0	0.00%
Guaranty Fund	0	0.00%
Other (< 80%LTV)	36	11.54%
Total	312	100.00%

<u>Private Mortgage Insurers:</u>	<u># of Loans</u>	<u>%</u>
Genworth	28	8.97%
RMIC	8	2.56%
MGIC	19	6.09%
PMI MTG. INS. CO.	5	1.60%
RADIAN GUARANTY INC.	1	0.32%
Total	61	19.55%

<u>New/Existing:</u>	<u># of Loans</u>	<u>%</u>
New Construction	63	20.19%
Existing Home	249	79.81%
Total	312	100.00%

<u>Type of Housing:</u>	<u># of Loans</u>	<u>%</u>
Single Family Detached	238	76.28%
Condominium	23	7.37%
Townhouse	50	16.03%
Manufactured Home	1	0.32%
Total	312	100.00%

DELINQUENCY STATISTICS

<u>Loans Outstanding:</u>	<u># of Loans</u>	<u>%</u>
60 days	7	2.24%
90 days +	15	4.81%
In Foreclosure	6	1.92%
REO (Conv, USDA)	0	0.00%
Total	28	

<u>Principal Outstanding:</u>	<u>\$ of Loans</u>	<u>%</u>
60 days	\$630,769	2.19%
90 days +	\$1,454,815	5.06%
In Foreclosure	\$529,553	1.84%
REO (Conv, USDA)	\$0	0.00%
Total	\$2,615,136	

SERVICER AND MORTGAGE LOAN DATA

<u>Servicers:</u>	<u># of Loans</u>	<u>%</u>
US Bank Home Mortgage	20	6.41%
BB&T	127	40.70%
PNC	14	4.49%
SN Servicing Corporation	140	44.88%
Bank of America	11	3.52%
Total	312	100.00%

<u>Mortgage Rates (%):</u>	<u># of Loans</u>
6.5	2
6.125	38
5.99	251
5.875	10
5.75	11
Total	312

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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 27A	Total Dollar Amount (\$000)	\$655
		As % of Principal Amount of Mortgage Loans	2.28%
		Claims to Date	0

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)
658207JW6	7/1/2009	Serial	3.25%	500,000	500,000	0	0	2
658207KL8	1/1/2010	Serial	3.80%	510,000	510,000	0	0	2
658207JX4	7/1/2010	Serial	3.80%	520,000	495,000	25,000	0	2
658207KM6	1/1/2011	Serial	4.15%	535,000	490,000	45,000	0	2
658207JY2	7/1/2011	Serial	4.15%	545,000	470,000	75,000	0	2
658207KN4	1/1/2012	Serial	4.40%	555,000	465,000	90,000	0	2
658207JZ9	7/1/2012	Serial	4.40%	570,000	465,000	105,000	0	2
658207KP9	1/1/2013	Serial	4.55%	580,000	455,000	125,000	0	2
658207KA2	7/1/2013	Serial	4.55%	595,000	445,000	150,000	0	2
658207KQ7	1/1/2014	Serial	4.70%	605,000	415,000	190,000	0	2
658207KB0	7/1/2014	Serial	4.70%	620,000	350,000	270,000	0	2
658207KR5	1/1/2015	Serial	4.85%	635,000	305,000	330,000	0	2
658207KC8	7/1/2015	Serial	4.85%	650,000	305,000	345,000	0	2
658207KS3	1/1/2016	Serial	5.00%	660,000	0	550,000	110,000	2
658207KD6	7/1/2016	Serial	5.00%	675,000	0	565,000	110,000	2
658207KT1	1/1/2017	Serial	5.05%	695,000	0	580,000	115,000	2
658207KE4	7/1/2017	Serial	5.05%	710,000	0	595,000	115,000	2
658207KF1	07/01/22	Term (Note 2)	5.25%	5,375,000	0	4,920,000	455,000	2
658207KG9	07/01/28	Term (Note 3)	5.38%	8,150,000	0	8,150,000	0	2
658207KK0	07/01/32	Term (Note 4)	5.50%	7,075,000	0	7,075,000	0	2
658207KJ3	01/01/38	Term (Note 5)	6.00%	19,500,000	0	12,495,000	7,005,000	1
658207KH7	07/01/38	Term (Note 6)	5.55%	14,740,000	0	14,740,000	0	2
Total 1998 Series 27				\$65,000,000	\$5,670,000	\$51,420,000	\$7,910,000	

Note 1: See optional and special redemption provisions below , (i.e. "*" 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.

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

LIST OF UNSCHEDULED REDEMPTIONS:

Call Date	Call Amount	Type of Call	Source Of Funds
7/1/2009	\$10,000	Supersinker	Prepayments
7/1/2009	10,000	Pro rata	Debt Service Reserve
1/1/2010	140,000	Supersinker	Prepayments
6/1/2010	390,000	Supersinker	Prepayments
6/1/2010	2,135,000	Pro rata	Prepayments
6/1/2010	50,000	Pro rata	Debt Service Reserve
12/1/2010	670,000	Supersinker	Prepayments
12/1/2010	1,655,000	Pro rata	Prepayments
12/1/2010	70,000	Pro rata	Debt Service Reserve
6/1/2011	940,000	Supersinker	Prepayments
6/1/2011	2,335,000	Pro rata	Prepayments
6/1/2011	75,000	Pro rata	Debt Service Reserve
12/1/2011	1,185,000	Supersinker	Prepayments
12/1/2011	1,175,000	Pro rata	Prepayments
12/1/2011	60,000	Pro rata	Debt Service Reserve
6/1/2012	1,300,000	Supersinker	Prepayments
6/1/2012	710,000	Pro rata	Prepayments
6/1/2012	50,000	Pro rata	Debt Service Reserve
10/1/2012	1,285,000	Supersinker	Prepayments
10/1/2012	730,000	Pro rata	Prepayments
10/1/2012	50,000	Pro rata	Debt Service Reserve
2/1/2013	1,205,000	Supersinker	Prepayments
2/1/2013	75,000	Pro rata	Prepayments
2/1/2013	35,000	Pro rata	Debt Service Reserve
6/1/2013	1,175,000	Supersinker	Prepayments
6/1/2013	13,630,000	Pro rata	Excess Revenue
6/1/2013	1,215,000	Pro rata	Prepayments
6/1/2013	320,000	Pro rata	Debt Service Reserve
9/1/2013	1,745,000	Pro rata	Excess Revenue
9/1/2013	1,305,000	Pro rata	Prepayments
9/1/2013	80,000	Pro rata	Debt Service Reserve
2/1/2014	1,110,000	Supersinker	Prepayments
2/1/2014	1,685,000	Pro rata	Prepayments
2/1/2014	65,000	Pro rata	Debt Service Reserve
6/1/2014	1,065,000	Supersinker	Excess Revenue
6/1/2014	1,080,000	Supersinker	Prepayments
6/1/2014	615,000	Pro rata	Prepayments
6/1/2014	55,000	Pro rata	Debt Service Reserve
11/1/2014	1,520,000	Pro rata	Prepayments
11/1/2014	40,000	Pro rata	Debt Service Reserve
2/1/2015	825,000	Pro rata	Prepayments
2/1/2015	20,000	Pro rata	Debt Service Reserve
6/1/2015	5,550,000	Pro rata	Prepayments
6/1/2015	115,000	Pro rata	Debt Service Reserve
10/1/2015	1,865,000	Pro rata	Debt Service Reserve
<u>\$51,420,000</u>			

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Bond Call Information:

Special Redemption

The 1998 Series 27 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 27, 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 27 bonds shall first be applied to the redemption or purchase of Series 27 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 27 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 27 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after July 1, 2018, in whole, or in part, at the principal amount thereof plus accrued interest to the date of redemption, without premium.