

**NORTH CAROLINA HOUSING FINANCE AGENCY  
DISCLOSURE REPORT  
AS OF SEPTEMBER 30, 2006**

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: SERIES 20

PAGE NO. 1-1998-20

SERIES DATE: 10/27/04

SERIES SOLD: 12/7/04

**GENERAL INFORMATION:**

Bonds Outstanding: 63,910,000  
Bond Yield 4.40%  
Mortgage Loan Prin Outstanding 60,441,781  
Mortgage Rate(s) 5.13% - 5.25%  
Outstanding Commitments: 0  
Uncommitted Lendable Funds: 0  
  
Average Purchase Price: 104,345  
Average Original Loan Amount: 97,870  
Total No. of Loans Originated: 646  
Total No. of Loans Paid Off: 13  
Total No. of Loans Outstanding: 633

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

New Construction:	26.38%	Private	36.65%
Existing Home:	<u>73.62%</u>	FHA	33.97%
Total	<u>100.00%</u>	VA	4.58%
		USDA	13.11%
		Guaranty Fund	0.00%
		Other	
Fixed Rate Mortgages	100.00%	(less than 80.00 LTV)	<u>11.69%</u>
Graduated Pmt Mtgs	0.00%	Total	<u>100.00%</u>
Growing Equity Mtgs	0.00%		
Variable Rate Mtgs	<u>0.00%</u>		
Total	<u>100.00%</u>		

**Effective May 1, 2006**

Trustee: The Bank of New York Trust Company, NA  
10161 Centurion Parkway  
Jacksonville, FL 32256  
(904) 645-1956  
Contact: Christine Boyd

Type of Housing:  
  
Single Family Detached 86.26%  
Condos/Townhouses 13.27%  
Manufactured/Duplexes 0.47%  
Total 100.00%

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

1998-20	
GEMICO	27.17%
MGIC	1.11%
RMIC	4.27%
PMI	1.74%
UG	0.63%
RADIAN	1.26%
TRIAD	<u>0.47%</u>
	<u>36.65%</u>

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 20  
Current Funding Requirements:  
Total Dollar Amount (\$000) \$760  
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) \$760

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

	%	#
60 days	1.26%	8
90 days	0.95%	6
In Foreclosure	0.63%	4

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

	%	\$
	1.29%	779,283
	1.14%	690,086
	0.69%	416,462

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 0  
Outstanding Mtg Amount  
At time of Default \$0  
Current Balance \$0

**MORTGAGE LOAN SERVICERS:**

Servicer	# of Loans	% of Portfolio
Marsh	370	58.45%
RBC Centura	180	28.44%
BB&T	68	10.74%
Bank of America	9	1.42%
SECU	6	0.95%
Other	0	<u>0.00%</u>
Total	<u>633</u>	<u>100.00%</u>

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

Series	# of Loans	Mtg Rate
1998 SERIES 20	383	5.13%
	<u>250</u>	5.25%
	<u>633</u>	

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**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)
65821FCP9	01/01/06	Serial	1.75%	\$310,000	\$310,000	\$0	\$0	2
65821FCQ7	07/01/06	Serial	1.85%	645,000	645,000	0	0	2
65821FCR5	01/01/07	Serial	2.00%	840,000	0	0	840,000	2
65821FCS3	07/01/07	Serial	2.05%	1,040,000	0	0	1,040,000	2
65821FCT1	01/01/08	Serial	2.15%	175,000	0	0	175,000	2
65821FCB0	01/01/08	Serial	2.60%	1,045,000	0	0	1,045,000	2
65821FCC8	07/01/08	Serial	2.75%	1,345,000	0	0	1,345,000	2
65821FCF1	01/01/11	Serial	3.60%	555,000	0	0	555,000	2
65821FCG9	01/01/14	Serial	4.10%	820,000	0	0	820,000	2
65821FCJ3	07/01/15	Serial	4.15%	545,000	0	0	545,000	2
65821FCD6	07/01/09	Term (Note 2)	3.10%	2,660,000	0	0	2,660,000	2
65821FCE4	07/01/10	Term (Note 3)	3.35%	2,610,000	0	0	2,610,000	1
65821FCH7	01/01/15	Term (Note 4)	3.90%	9,090,000	0	0	9,090,000	2
65821FCK0	07/01/25	Term (Note 5)	4.60%	11,850,000	0	0	11,850,000	2
65821FCL8	07/01/30	Term (Note 6)	4.70%	9,180,000	0	0	9,180,000	2
65821FCM6	07/01/34	Term (Note 7)	4.25%	8,530,000	0	130,000	8,400,000	2
65821FCN4	07/01/35	Term (Note 8)	4.75%	13,760,000	0	5,000	13,755,000	2
Total 1998 Series 20				\$65,000,000	\$955,000	\$135,000	\$63,910,000	

Note 1: See optional and special redemption provisions page 4-1998-20, (i.e. "1" denotes first call priority from prepayments).

Note 2: Sinking fund redemptions begin January 1, 2009.

Note 3: Sinking fund redemptions begin January 1, 2010.

Note 4: Sinking fund redemptions begin January 1, 2011.

Note 5: Sinking fund redemptions begin January 1, 2016.

Note 6: Sinking fund redemptions begin January 1, 2026.

Note 7: Sinking fund redemptions begin January 1, 2016.

Note 8: Sinking fund redemptions begin January 1, 2031.

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LIST OF UNSCHEDULED REDEMPTIONS:

Call Date	Call Amount	Type of Call	Source Of Funds
8/1/2006	\$130,000	Supersinker	Prepayments
8/1/2006	<u>\$5,000</u>	Pro rata	Debt Service Reserve
	\$135,000		

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**Bond Call Information:**

**Special Redemption**

The 1998 Series 20 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 20, 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 20 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 20 bonds shall first be applied to the redemption or purchase of Series 20 Term bonds due July 1, 2034 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 20 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 20 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after January 1, 2014, in whole, or in part, at the principal amount thereof plus accrued interest to the date of redemption, without premium.