

NORTH CAROLINA HOUSING FINANCE AGENCY  
DISCLOSURE REPORT  
AS OF SEPTEMBER 30, 2009

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: 22A

**GENERAL MORTGAGE LOAN INFORMATION**  
Mortgage Loan Prin Outstanding: \$54,315,822  
Mortgage Rates: 5.13% - 6.13%

Average Purchase Price: \$114,931  
Average Original Loan Amount: \$110,127

Total No. of Loans Originated: 584  
Total No. of Loans Paid Off: 62  
Total No. of Loans Outstanding: 522

**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	286	54.79%
FHA	95	18.20%
VA	32	6.13%
USDA	58	11.11%
HUD-184	0	0.00%
Guaranty Fund	0	0.00%
Other (< 80%LTV)	51	9.77%
<b>Total</b>	<b>522</b>	<b>100.00%</b>

<u>Private Mortgage Insurers:</u>	<u># of Loans</u>	<u>%</u>
MGIC	51	9.77%
RMIC	31	5.94%
GENWORTH	153	29.31%
AIG-UGIC	31	5.94%
TRIAD	3	0.57%
PMI MTG. INS. CO.	8	1.53%
RADIAN GUARANTY INC.	9	1.72%
<b>Total</b>	<b>286</b>	<b>54.79%</b>

<u>New/Existing:</u>	<u># of Loans</u>	<u>%</u>
New Construction	118	22.61%
Existing Home	404	77.39%
<b>Total</b>	<b>522</b>	<b>100.00%</b>

  

<u>Type of Housing:</u>	<u># of Loans</u>	<u>%</u>
Single Family Detached	424	81.23%
Condominium	45	8.62%
Townhouse	53	10.15%
Manufactured Home	0	0.00%
<b>Total</b>	<b>522</b>	<b>100.00%</b>

**DELINQUENCY STATISTICS**

<u>Loans Outstanding:</u>	<u># of Loans</u>	<u>%</u>
60 days	10	1.92%
90 days	14	2.68%
In Foreclosure	1	0.19%
REO (Conv, USDA)	4	0.77%
<b>Total</b>	<b>29</b>	

<u>Principal Outstanding:</u>	<u>\$ of Loans</u>
60 days	\$1,133,399
90 days	\$1,499,063
In Foreclosure	\$155,668
REO (Conv, USDA)	\$440,420
<b>Total</b>	<b>\$3,228,550</b>

**SERVICER AND MORTGAGE LOAN DATA**

<u>Servicers:</u>	<u># of Loans</u>	<u>%</u>
Bank of America	2	0.38%
Marsh Associates Inc.	229	43.87%
RBC Centura Bank	169	32.38%
BB&T	112	21.46%
State Employees Credit Union	10	1.92%
<b>Total</b>	<b>522</b>	<b>100.00%</b>

<u>Mortgage Rates (%):</u>	<u># of Loans</u>
6.13	4
6	3
5.88	126
5.75	83
5.63	55
5.5	64
5.38	157
5.25	8
5.13	22
<b>Total</b>	<b>522</b>

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POOL INSURANCE COVERAGE (DOLLARS IN THOUSANDS): None

SELF-INSURANCE COVERAGE: Name of Self-Insurance Fund: Insurance Reserve Fund  
Series of Bonds Covered: 1998 Series 22A

Current Funding Requirements:  
Total Dollar Amount (\$000) \$699  
As % of Initial Principal Amount  
of Mortgage Loans Purchased 1.29%  
Claims to Date 0

Maximum level of funding required over the life of the bonds (\$000) \$770

**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)
65821FDV5	07/01/07	Serial	3.40%	235,000	235,000	0	0	2
65821FDW3	01/01/08	Serial	3.50%	495,000	495,000	0	0	2
65821FDX1	07/01/08	Serial	3.60%	505,000	505,000	0	0	2
65821FDY9	01/01/09	Serial	3.65%	515,000	515,000	0	0	2
65821FDZ6	07/01/09	Serial	3.70%	525,000	525,000	0	0	2
65821FEA0	01/01/10	Serial	3.75%	540,000	0	0	540,000	2
65821FEB8	07/01/10	Serial	3.85%	550,000	0	0	550,000	2
65821FEC6	01/01/11	Serial	3.90%	560,000	0	0	560,000	2
65821FED4	07/01/11	Serial	4.00%	570,000	0	5,000	565,000	2
65821FEE2	01/01/12	Serial	4.05%	585,000	0	5,000	580,000	2
65821FEF9	07/01/12	Serial	4.15%	595,000	0	5,000	590,000	2
65821FEG7	01/01/13	Serial	4.25%	610,000	0	5,000	605,000	2
65821FEH5	07/01/13	Serial	4.30%	625,000	0	5,000	620,000	2
65821FEJ1	01/01/14	Serial	4.35%	640,000	0	5,000	635,000	2
65821FEK8	07/01/14	Serial	4.35%	650,000	0	5,000	645,000	2
65821FEL6	01/01/15	Serial	4.40%	665,000	0	5,000	660,000	2
65821FEM4	07/01/15	Serial	4.40%	685,000	0	5,000	680,000	2
65821FEN2	07/01/26	Term (Note 2)	4.80%	13,510,000	0	70,000	13,440,000	2
65821FEP7	07/01/31	Term (Note 3)	4.90%	8,920,000	0	50,000	8,870,000	2
65821FEQ5	07/01/36	Term (Note 4)	5.50%	19,320,000	0	5,840,000	13,480,000	2
65821FER3	01/01/37	Term (Note 5)	4.95%	13,700,000	0	225,000	13,475,000	2
Total 1998 Series 22A				\$65,000,000	\$2,275,000	\$6,230,000	\$56,495,000	

Note 1: See optional and special redemption provisions page 4-1998-22A, (i.e. "1" denotes first call priority from prepayments).  
 Note 2: Sinking fund redemptions begin January 1, 2016.  
 Note 3: Sinking fund redemptions begin January 1, 2027.  
 Note 4: Sinking fund redemptions begin January 1, 2017. AMT PAC bonds were sold at a premium with a coupon rate of 5.50% and a yield of 5.102%.  
 Note 5: Sinking fund redemptions begin January 1, 2032.

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LIST OF UNSCHEDULED REDEMPTIONS:

Call Date	Call Amount	Type of Call	Source Of Funds
5/1/2007	440,000	Supersinker	Prepayments
5/1/2007	\$5,000	Pro rata	Debt Service Reserve
11/1/2007	\$330,000	Supersinker	Prepayments
11/1/2007	\$225,000	Pro rata	Debt Service Reserve
11/1/2007	\$15,000	Pro rata	Debt Service Reserve
2/1/2008	\$895,000	Supersinker	Prepayments
2/1/2008	\$20,000	Pro rata	Debt Service Reserve
7/1/2008	\$1,305,000	Supersinker	Prepayments
1/1/2009	\$1,530,000	Supersinker	Prepayments
1/1/2009	\$90,000	Pro rata	Debt Service Reserve
7/1/2009	\$1,280,000	Supersinker	Prepayments
7/1/2009	<u>\$35,000</u>	Pro rata	Debt Service Reserve
	<u>\$6,230,000</u>		

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Bond Call Information:

Special Redemption

- The 1998 Series 22A 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 22A, 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 22A 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 22A bonds shall first be applied to the redemption or purchase of Series 22A Term bonds due July 1, 2036 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 22A 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 22A bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after July 1, 2014, in whole, or in part, at the principal amount thereof plus accrued interest to the date of redemption, without premium.