

**NORTH CAROLINA HOUSING FINANCE AGENCY
DISCLOSURE REPORT
AS OF DECEMBER 31, 2012**

**INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)
BOND SERIES: 21**

GENERAL MORTGAGE LOAN INFORMATION

Mortgage Loan Prin Outstanding: \$33,099,972
Mortgage Rates: 5.125% - 5.375%

Average Purchase Price: \$107,712
Average Original Loan Amount: \$101,519

Total No. of Loans Originated: 622
Total No. of Loans Paid Off: 237
Total No. of Loans Outstanding: 385

PROGRAM

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

Contacts:
Rob Rusczak, Manager of Home Ownership Production
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	126	32.73%
FHA	120	31.17%
VA	7	1.82%
USDA	61	15.84%
HUD-184	0	0.00%
Guaranty Fund	0	0.00%
Other (< 80%LTV)	71	18.44%
Total	385	100.00%

<u>Private Mortgage Insurers:</u>	<u># of Loans</u>	<u>%</u>
GENWORTH	78	20.26%
MGIC	9	2.34%
RMIC	21	5.45%
AIG-UGIC	5	1.30%
RADIAN GUARANTY INC.	7	1.82%
PMI MTG. INS. CO.	5	1.30%
TRIAD	1	0.26%
Total	126	32.73%

<u>New/Existing:</u>	<u># of Loans</u>	<u>%</u>
New Construction	120	31.17%
Existing Home	265	68.83%
Total	385	100.00%

<u>Type of Housing:</u>	<u># of Loans</u>	<u>%</u>
Single Family Detached	310	80.52%
Condominium	26	6.75%
Townhouse	38	9.87%
Manufactured Home	7	1.82%
Duplex	4	1.04%
Total	385	100.00%

DELINQUENCY STATISTICS

<u>Loans Outstanding:</u>	<u># of Loans</u>	<u>%</u>
60 days	6	1.56%
90 days +	5	1.30%
In Foreclosure	7	1.82%
REO (Conv, USDA)	3	0.78%
Total	21	

<u>Principal Outstanding:</u>	<u>\$ of Loans</u>	<u>%</u>
60 days	\$598,892	1.81%
90 days +	\$404,524	1.22%
In Foreclosure	\$689,990	2.08%
REO (Conv, USDA)	\$295,273	0.89%
Total	\$1,988,679	

SERVICER AND MORTGAGE LOAN DATA

<u>Servicers:</u>	<u># of Loans</u>	<u>%</u>
PNC	133	34.55%
Marsh Associates Inc.	194	50.38%
State Employees Credit Union	9	2.34%
BB&T	44	11.43%
Bank of America	5	1.30%
Total	385	100.00%

<u>Mortgage Rates (%):</u>	<u># of Loans</u>
5.375	48
5.25	118
5.125	219
Total	385

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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 21	Total Dollar Amount (\$000)	\$744
		As % of Principal Amount	
		of Mortgage Loans	2.25%
		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)
65821FDJ2	01/01/06	Serial	2.40%	\$290,000	\$290,000	\$0	\$0	2
65821FDK9	07/01/06	Serial	2.50%	660,000	660,000	0	0	2
65821FDL7	01/01/07	Serial	2.65%	1,035,000	1,035,000	0	0	2
65821FDM5	07/01/07	Serial	2.75%	515,000	515,000	0	0	2
65821FDN3	01/01/08	Serial	2.90%	435,000	430,000	5,000	0	2
65821FDP8	07/01/08	Serial	3.00%	455,000	450,000	5,000	0	2
65821FDC6	01/01/09	Serial	3.10%	465,000	460,000	5,000	0	2
65821FDR4	07/01/09	Serial	3.10%	480,000	475,000	5,000	0	2
65821FDS2	01/01/10	Serial	3.25%	495,000	490,000	5,000	0	2
65821FDT0	07/01/10	Serial	3.25%	510,000	505,000	5,000	0	2
65821FDU7	01/01/11	Serial	3.40%	345,000	340,000	5,000	0	2
65821FCU8	01/01/11	Serial	3.75%	180,000	175,000	5,000	0	2
65821FCV6	07/01/11	Serial	3.85%	540,000	505,000	35,000	0	2
65821FCW4	01/01/12	Serial	4.00%	555,000	515,000	40,000	0	2
65821FCX2	07/01/12	Serial	4.10%	575,000	530,000	45,000	0	2
65821FCY0	01/01/13	Serial	4.15%	595,000	0	65,000	530,000	2
65821FCZ7	07/01/13	Serial	4.20%	610,000	0	65,000	545,000	2
65821FDA1	01/01/14	Serial	4.25%	625,000	0	65,000	560,000	2
65821FDB9	07/01/14	Serial	4.25%	650,000	0	70,000	580,000	2
65821FDC7	01/01/15	Serial	4.30%	665,000	0	75,000	590,000	2
65821FDD5	07/01/15	Serial	4.30%	690,000	0	75,000	615,000	2
65821FDE3	07/01/25	Term (Note 2)	4.60%	12,515,000	0	1,380,000	11,135,000	2
65821FDF0	07/01/30	Term (Note 3)	4.70%	9,685,000	0	1,100,000	8,585,000	1
65821FDG8	01/01/35	Term (Note 4)	5.00%	17,800,000	0	17,165,000	635,000	2
65821FDH6	07/01/35	Term (Note 5)	4.75%	13,630,000	0	1,845,000	11,785,000	2
Total 1998 Series 21				\$65,000,000	\$7,375,000	\$22,065,000	\$35,560,000	

Note 1: See optional and special redemption provisions page 4-1998-21, (i.e. "*" denotes first call priority from prepayments).
 Note 2: Sinking fund redemptions begin January 1, 2016.
 Note 3: Sinking fund redemptions begin January 1, 2026.
 Note 4: Sinking fund redemptions begin January 1, 2016.
 Note 5: 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
5/1/2007	990,000	Supersinker	Prepayments
5/1/2007	\$20,000	Pro rata	Prepayments
5/1/2007	55,000	Pro rata	Debt Service Reserve
11/1/2007	415,000	Pro rata	Prepayments
11/1/2007	20,000	Pro rata	Debt Service Reserve
2/1/2008	760,000	Supersinker	Prepayments
2/1/2008	20,000	Pro rata	Debt Service Reserve
7/1/2008	2,220,000	Supersinker	Prepayments
1/1/2009	1,725,000	Supersinker	Prepayments
1/1/2009	105,000	Pro rata	Debt Service Reserve
7/1/2009	1,675,000	Supersinker	Prepayments
7/1/2009	45,000	Pro rata	Debt Service Reserve
1/1/2010	1,610,000	Supersinker	Prepayments
1/1/2010	40,000	Pro rata	Debt Service Reserve
6/1/2010	1,550,000	Supersinker	Prepayments
6/1/2010	35,000	Pro rata	Debt Service Reserve
12/1/2010	1,485,000	Supersinker	Prepayments
12/1/2010	40,000	Pro rata	Debt Service Reserve
6/1/2011	1,430,000	Supersinker	Prepayments
6/1/2011	2,550,000	Pro rata	Prepayments
6/1/2011	90,000	Pro rata	Debt Service Reserve
12/1/2011	1,370,000	Supersinker	Prepayments
12/1/2011	270,000	Pro rata	Prepayments
12/1/2011	45,000	Pro rata	Debt Service Reserve
6/1/2012	1,320,000	Supersinker	Prepayments
6/1/2012	1,060,000	Pro rata	Prepayments
6/1/2012	60,000	Pro rata	Debt Service Reserve
10/1/2012	1,030,000	Supersinker	Prepayments
10/1/2012	30,000	Pro rata	Debt Service Reserve

\$22,065,000

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Bond Call Information:

Special Redemption

The 1998 Series 21 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 21, 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 21 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 21 bonds shall first be applied to the redemption or purchase of Series 21

Term bonds due January 1, 2035 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 21 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 21 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.