

**NORTH CAROLINA HOUSING FINANCE AGENCY
DISCLOSURE REPORT
AS OF SEPTEMBER 30, 2008**

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)
BOND SERIES: SERIES 16

PAGE NO. 1-1998-16

SERIES DATE: 8/7/03

SERIES SOLD: 9/16/03

GENERAL INFORMATION:

Bonds Outstanding: 35,385,000
Bond Yield 4.24%
Mortgage Loan Prin Outstanding 34,042,330
Mortgage Rate(s) 5.13%-5.75%
Outstanding Commitments: 0
Uncommitted Lendable Funds: 0

Average Purchase Price: 99.602
Average Original Loan Amount: 96,743
Total No. of Loans Originated: 511
Total No. of Loans Paid Off: 122
Total No. of Loans Outstanding: 389

LOAN PORTFOLIO CHARACTERISTICS (AS A % OF LOANS OUTSTANDING)

New Construction: 33.42%
Existing Home: 66.58%
Total 100.00%

Fixed Rate Mortgages 100.00%
Graduated Pmt Mtgs 0.00%
Growing Equity Mtgs 0.00%
Variable Rate Mtgs 0.00%
Total 100.00%

Private 36.50%
FHA 38.56%
VA 6.43%
USDA 13.88%
Guaranty Fund 0.00%
Other (less than 80.00 LTV) 4.63%
Total 100.00%

Effective May 1, 2006

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

Type of Housing:
Single Family Detached 91.26%
Condos/Townhouses 6.43%
Manufactured/Duplexes 2.31%
Total 100.00%

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

1998-16
GEMICO 26.22%
MGIC 0.51%
RMIC 3.34%
UG 1.03%
PMI 1.80%
TRIAD 0.51%
RADIAN 3.08%
36.50%

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 16

Current Funding Requirements:
Total Dollar Amount (\$000) \$545
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) \$585

DELINQUENCY STATISTICS (AS A % OF LOANS OUTSTANDING):

(AS % OF PRINCIPAL BALANCE OUTSTANDING):

	%	#	%	\$
60 days	1.54%	6	1.38%	470,739
90 days	0.51%	2	0.52%	177,039
In Foreclosure	0.51%	2	0.42%	142,224

No. of Loans Foreclosed to Date since 1/1/87 Not available
Foreclosed (Loss)/Gain to Date Not available
Net of Insurance Proceeds (\$000) Not available

Real Estate Owned
Number of Loans 1
Outstanding Mtg Amount
At time of Default \$103,336
Current Balance \$103,336

MORTGAGE LOAN SERVICERS:

Servicer	# of Loans	% of Portfolio
Marsh	215	55.27%
RBC Centura	126	32.39%
BB&T	37	9.51%
Bank of America	6	1.54%
SECU	5	1.29%
Total	389	100.00%

MORTGAGE LOAN RATES (BY BOND SERIES):

Series	# of Loans	Mtg Rate
1998 SERIES 16	67	5.13%
	128	5.25%
	122	5.38%
	64	5.50%
	6	5.63%
	2	5.75%
Total	389	

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PAGE NO. 2-1998-16

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)
65820E5C0	01/01/05	Serial	1.55%	\$470,000	\$470,000	\$0	\$0	2
65820E5D8	07/01/05	Serial	1.60%	475,000	475,000	0	0	2
65820E5E6	01/01/06	Serial	2.15%	480,000	480,000	0	0	2
65820E5F3	07/01/06	Serial	2.20%	485,000	485,000	0	0	2
65820E5G1	01/01/07	Serial	2.63%	490,000	480,000	10,000	0	2
65820E5H9	07/01/07	Serial	2.65%	495,000	480,000	15,000	0	2
65820E5J5	01/01/08	Serial	3.00%	505,000	490,000	15,000	0	2
65820E5K2	07/01/08	Serial	3.00%	515,000	400,000	115,000	0	2
65820E5L0	01/01/09	Serial	3.35%	520,000	0	75,000	445,000	2
65820E5M8	07/01/09	Serial	3.35%	530,000	0	75,000	455,000	2
65820E5N6	01/01/10	Serial	3.70%	540,000	0	80,000	460,000	2
65820E5P1	07/01/10	Serial	3.70%	550,000	0	80,000	470,000	2
65820E5Q9	01/01/11	Serial	3.95%	560,000	0	80,000	480,000	2
65820E5R7	07/01/11	Serial	3.95%	575,000	0	80,000	495,000	2
65820E5S5	01/01/12	Serial	4.13%	585,000	0	85,000	500,000	2
65820E5T3	07/01/12	Serial	4.13%	600,000	0	85,000	515,000	2
65820E5U0	01/01/13	Serial	4.25%	610,000	0	85,000	525,000	2
65820E5V8	07/01/13	Serial	4.25%	535,000	0	80,000	455,000	2
65820E4T4	07/01/13	Serial	4.60%	90,000	0	20,000	70,000	2
65820E4U1	01/01/14	Serial	4.75%	640,000	0	90,000	550,000	2
65820E4V9	07/01/14	Serial	4.75%	655,000	0	90,000	565,000	2
65820E4W7	01/01/15	Serial	4.88%	670,000	0	95,000	575,000	2
65820E4X5	07/01/15	Serial	4.88%	685,000	0	95,000	590,000	2
65820E4Y3	01/01/23	Term (Note 2)	5.38%	2,960,000	0	515,000	2,445,000	2
65820E4Z0	07/01/23	Term (Note 3)	5.38%	4,205,000	0	670,000	3,535,000	1
65820E5A4	01/01/25	Term (Note 4)	5.40%	1,275,000	0	420,000	855,000	2
65820E5B2	01/01/32	Term (Note 5)	5.38%	9,300,000	0	5,420,000	3,880,000	2
	07/01/32	(Note 6)	Variable	20,000,000	2,480,000	0	17,520,000	
Total 1998 Series 16				\$50,000,000	\$3,760,000	\$8,375,000	\$35,385,000	

Note 1: See optional and special redemption provisions page 4-1998-16, (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, 2016.

Note 4: Sinking fund redemptions begin January 1, 2024.

Note 5: Sinking fund redemptions begin January 1, 2025. AMT PAC bonds were sold at a premium with a coupon rate of 5.375% and a yield of 4.969%.

Note 6: Variable rate loans associated with swap - Bank of America

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BOND SERIES: SERIES 16

PAGE NO. 3-1998-16

LIST OF UNSCHEDULED REDEMPTIONS:

Call Date	Call Amount	Type of Call	Source Of Funds
05/01/05	\$610,000	Supersinker	Prepayments
05/01/05	20,000	Pro rata	Debt Service Reserve
10/01/05	365,000	Pro rata	Prepayments
04/01/06	590,000	Supersinker	Prepayments
04/01/06	95,000	Pro rata	Prepayments
04/01/06	30,000	Pro rata	Debt Service Reserve
08/01/06	760,000	Supersinker	Prepayments
08/01/06	30,000	Pro rata	Debt Service Reserve
01/01/07	890,000	Supersinker	Prepayments
05/01/07	900,000	Supersinker	Prepayments
05/01/07	70,000	Pro rata	Debt Service Reserve
11/01/07	1,270,000	Pro rata	Prepayments
11/01/07	45,000	Pro rata	Debt Service Reserve
02/01/08	860,000	Supersinker	Prepayments
02/01/08	985,000	Pro rata	Prepayments
02/01/08	40,000	Pro rata	Debt Service Reserve
07/01/08	<u>815,000</u>	Supersinker	Prepayments
	<u>\$8,375,000</u>		

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PAGE NO. 4-1998-16

Bond Call Information:

Special Redemption:

The 1998 Series 16 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 16, 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 16 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 16 bonds shall first be applied to the redemption or purchase of Series 16 Term bonds due January 1, 2032 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 16 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 16 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after January 1, 2013, in whole, or in part, at the principal amount thereof plus accrued interest to the date of redemption, without premium.