

**NORTH CAROLINA HOUSING FINANCE AGENCY
DISCLOSURE REPORT
AS OF DECEMBER 31, 2008**

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)
BOND SERIES: SERIES 03

PAGE NO. 1-1998-03

SERIES DATE: 02/01/99

SERIES SOLD: 03/11/99

GENERAL INFORMATION:

Bonds Outstanding: 22,765,000
Bond Yield 4.98%
Mortgage Loan Prin Outstanding 22,727,890
Mortgage Rate(s) 5.75% - 6.95%
Outstanding Commitments: 0
Uncommitted Lendable Funds: 0

Average Purchase Price: 81,828
Average Original Loan Amount: 79,795
Total No. of Loans Originated: 770
Total No. of Loans Paid Off: 429
Total No. of Loans Outstanding: 341

LOAN PORTFOLIO CHARACTERISTICS (AS A % OF LOANS OUTSTANDING)

New Construction:	27.86%	Private	0.00%
Existing Home:	<u>72.14%</u>	FHA	90.91%
Total	<u>100.00%</u>	VA	2.05%
		USDA	7.04%
		Guaranty Fund	0.00%
		Other	
Fixed Rate Mortgages	100.00%	(less than 80.00 LTV)	<u>0.00%</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 Mellon
10161 Centurion Parkway
Jacksonville, FL 32256
(904) 645-1956
Contact: Christine Boyd

Type of Housing:

Single Family Detached 94.43%
Condos/Townhouses 5.28%
Manufactured/Duplexes 0.29%
Total 100.00%

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

1998-03
GEMICO 0.00%
RMIC 0.00%
UG 0.00%
VEREX 0.00%

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 03
Current Funding Requirements:
Total Dollar Amount (\$000) \$452
As % of Initial Principal Amount of Mortgage Loans Purchased 1.23%
Claims to Date 0

Maximum level of funding required over the life of the bonds (\$000) \$775

DELINQUENCY STATISTICS (AS A % OF LOANS OUTSTANDING):

	%	#
60 days	2.64%	9
90 days	3.52%	12
In Foreclosure	0.88%	3

(AS % OF PRINCIPAL BALANCE OUTSTANDING):

	%	\$
	3.06%	696,472
	3.50%	795,936
	1.01%	229,707

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

MORTGAGE LOAN SERVICERS:

Servicer	# of Loans	% of Portfolio
RBC Centura	145	42.52%
Marsh	104	30.50%
BB&T	78	22.87%
Bank of America	14	4.11%
TOTAL	<u>341</u>	<u>100.00%</u>

MORTGAGE LOAN RATES (BY BOND SERIES):

Series	# of Loans	Mtg Rate
1998 SERIES 03	242	5.75%
	94	6.65%
Total	<u>5</u>	6.95%
	<u>341</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)
65820EXK1	01/01/01	Serial	3.600%	\$520,000	\$520,000	\$0	\$0	0 2
65820EXL9	07/01/01	Serial	3.600%	535,000	535,000	0	0	0 2
65820EXM7	01/01/02	Serial	3.800%	540,000	540,000	0	0	0 2
65820EXN5	07/01/02	Serial	3.800%	555,000	555,000	0	0	0 2
65820EXP0	01/01/03	Serial	3.900%	565,000	565,000	0	0	0 2
65820EXQ8	07/01/03	Serial	3.900%	575,000	575,000	0	0	0 2
65820EXR6	01/01/04	Serial	4.000%	595,000	595,000	0	0	0 2
65820EXS4	07/01/04	Serial	4.000%	595,000	595,000	0	0	0 2
65820EXT2	01/01/05	Serial	4.100%	610,000	560,000	50,000	0	0 2
65820EXU9	07/01/05	Serial	4.100%	625,000	565,000	60,000	0	0 2
65820EXV7	01/01/06	Serial	4.200%	640,000	540,000	100,000	0	0 2
65820EXW5	07/01/06	Serial	4.200%	650,000	490,000	160,000	0	0 2
65820EXX3	01/01/07	Serial	4.300%	665,000	480,000	185,000	0	0 2
65820EYB0	07/01/07	Serial	4.100%	665,000	445,000	220,000	0	0 2
65820EYC8	01/01/08	Serial	4.250%	675,000	420,000	255,000	0	0 2
65820EYD6	07/01/08	Serial	4.250%	695,000	420,000	275,000	0	0 2
65820EYE4	01/01/09	Serial	4.350%	705,000	420,000	285,000	0	0 2
65820EYF1	07/01/09	Serial	4.350%	720,000	0	315,000	405,000	0 2
65820EYG9	01/01/10	Serial	4.450%	735,000	0	325,000	410,000	0 2
65820EYH7	07/01/10	Serial	4.450%	755,000	0	330,000	425,000	0 2
65820EYJ3	01/01/11	Serial	4.550%	770,000	0	335,000	435,000	0 2
65820EYK0	07/01/11	Serial	4.550%	785,000	0	350,000	435,000	0 2
65820EYY1	01/01/19	Term (Note 2)	5.150%	14,700,000	0	6,410,000	8,290,000	0 2
65820EXZ8	01/01/24	Term (Note 3)	4.550%	13,255,000	0	13,255,000	0	0 1
65820EYL8	07/01/26	Term (Note 4)	5.200%	6,870,000	0	3,055,000	3,815,000	0 2
35820EYA2	07/01/30	Term (Note 5)	5.200%	16,000,000	0	7,450,000	8,550,000	0 2
Total 1998 Series 3				\$65,000,000	\$8,820,000	\$33,415,000	\$22,765,000	

Note 1: See optional and special redemption provisions page 4-98-03, (i.e. "1" denotes first call priority from prepayments).
 Note 2: Sinking fund redemptions begin January 1, 2019.
 Note 3: Sinking fund redemptions begin January 1, 2024.
 Note 4: Sinking fund redemptions begin July 1, 2026.
 Note 5: Sinking fund redemptions begin July 1, 2030.

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LIST OF UNSCHEDULED REDEMPTIONS:

Call Date	Call Amount	Type of Call	Source Of Funds
05/01/00	\$100,000	Supersinker	Prepayments
05/01/00	10,000	Pro rata	Debt Service Reserve
01/01/01	775,000	Supersinker	Prepayments
01/01/01	15,000	Pro rata	Debt Service Reserve
06/01/01	425,000	Supersinker	Prepayments
06/01/01	30,000	Pro rata	Debt Service Reserve
10/01/01	680,000	Supersinker	Prepayments
10/01/01	15,000	Pro rata	Debt Service Reserve
01/01/02	1,005,000	Supersinker	Prepayments
01/01/02	30,000	Pro rata	Debt Service Reserve
04/15/02	140,000	Supersinker	Prepayments
04/15/02	5,000	Pro rata	Debt Service Reserve
07/01/02	510,000	Supersinker	Prepayments
07/01/02	20,000	Pro rata	Debt Service Reserve
01/01/03	1,485,000	Supersinker	Prepayments
06/01/03	2,115,000	Supersinker	Prepayments
10/01/03	10,000	Supersinker	Prepayments
10/01/03	95,000	Pro rata	Debt Service Reserve
10/01/03	1,600,000	Supersinker	Prepayments
01/01/04	1,550,000	Supersinker	Prepayments
05/01/04	480,000	Supersinker	Prepayments
05/01/04	3,270,000	Pro rata	Prepayments
09/01/04	1,015,000	Supersinker	Prepayments
09/01/04	435,000	Pro rata	Prepayments
09/01/04	195,000	Pro rata	Debt Service Reserve
01/01/05	1,365,000	Supersinker	Prepayments
01/01/05	840,000	Pro rata	Prepayments
01/01/05	45,000	Pro rata	Debt Service Reserve
05/01/05	2,760,000	Pro rata	Prepayments
05/01/05	70,000	Pro rata	Debt Service Reserve
10/01/05	335,000	Pro rata	Prepayments
04/01/06	3,875,000	Pro rata	Prepayments
04/01/06	95,000	Pro rata	Debt Service Reserve
08/01/06	1,120,000	Pro rata	Prepayments
08/01/06	35,000	Pro rata	Debt Service Reserve
01/01/07	2,155,000	Pro rata	Prepayments
01/01/07	55,000	Pro rata	Debt Service Reserve
05/01/07	1,020,000	Pro rata	Prepayments
05/01/07	30,000	Pro rata	Debt Service Reserve
11/01/07	1,190,000	Pro rata	Prepayments
11/01/07	35,000	Pro rata	Debt Service Reserve
02/01/08	675,000	Pro rata	Prepayments
02/01/08	15,000	Pro rata	Debt Service Reserve
07/01/08	250,000	Pro rata	Prepayments
01/01/09	1,385,000	Pro rata	Prepayments
01/01/09	<u>55,000</u>	Pro rata	Debt Service Reserve
TOTAL	<u>\$33,415,000</u>		

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Bond Call Information:

Special Redemption

The 1998 Series 3 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) excess revenues transferred from the revenue reserve fund,
- (iii) prepayments of mortgage loans financed with the proceeds of the Series 3, and
- (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 3 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 3 bonds shall first be applied to the redemption or purchase of Series 3 Term bonds due January 1, 2024 during the periods up to the scheduled principal amounts set forth in the series resolution.

Moneys in excess of the debt service reserve requirement and from excess revenues in the revenue reserve fund shall be applied to the redemption of the Series 3 bonds in any manner. Moneys to be applied to redemption from prepayments in excess of the scheduled principal amounts or from cross call redemption sources, 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 3 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after January 1, 2009, either as a whole, on any date, or in part, on any interest payment date, at the following redemption prices, plus accrued interest to the date of redemption.

Period (Both Dates Inclusive)	Redemption Price (Expressed as a Percentage)
January 1, 2009 - December 31, 2009	101.00%
January 1, 2010 and thereafter	100.00%