

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

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)
BOND SERIES: SERIES 18

PAGE NO. 1-1998-18

SERIES DATE: 3/19/04

SERIES SOLD: 4/20/04

GENERAL INFORMATION:

LOAN PORTFOLIO CHARACTERISTICS (AS A % OF LOANS OUTSTANDING)

Bonds Outstanding:	35,290,000	New Construction:	27.11%	Private	35.52%
Bond Yield	3.60%	Existing Home:	<u>72.89%</u>	FHA	34.54%
Mortgage Loan Prin Outstanding	34,646,847	Total	<u>100.00%</u>	VA	6.71%
Mortgage Rate(s)	5.13% - 5.88%			USDA	14.07%
Outstanding Commitments:	0			Guaranty Fund	0.00%
Uncommitted Lendable Funds:	0			Other	
		Fixed Rate Mortgages	100.00%	(less than 80.00 LTV)	9.16%
Average Purchase Price:	43,375	Graduated Pmt Mtgs	0.00%	Total	<u>100.00%</u>
Average Original Loan Amount:	41,192	Growing Equity Mtgs	0.00%		
Total No. of Loans Originated:	497	Variable Rate Mtgs	<u>0.00%</u>		
Total No. of Loans Paid Off:	108	Total	<u>100.00%</u>		
Total No. of Loans Outstanding:	389				

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	96.45%
Condos/Townhouses	3.49%
Manufactured/Duplexes	<u>0.06%</u>
Total	<u>100.00%</u>

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

1998-18	
GEMICO	24.22%
MGIC	2.19%
RMIC	3.24%
UG	0.56%
PMI	1.74%
TRIAD	0.28%
RADIAN	<u>3.29%</u>

Program: P.O. Box 28066
Raleigh, NC 27611-8066
(919) 877-5700
Contact:
Sharon Dreywor, 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 18

Current Funding Requirements:

Total Dollar Amount (\$000)	\$571
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)

\$550

DELINQUENCY STATISTICS (AS A % OF LOANS OUTSTANDING):

(AS % OF PRINCIPAL BALANCE OUTSTANDING):

	%	%	%
60 days	2.37%	9	2.49%
90 days	1.82%	7	1.77%
In Foreclosure	0.68%	3	0.72%

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: 2
Outstanding Mtg Amount
At time of Default: \$168,014
Current Balance: \$168,014

MORTGAGE LOAN SERVICERS:

MORTGAGE LOAN RATES (BY BOND SERIES):

Servicer		% of Portfolio	Series		Mtg Rate
			1998 SERIES 18	# of Loans	
Marsh	212	54.49%		148	5.13%
RBC Centura	119	30.70%		13	5.25%
BB&T	49	12.69%		32	5.38%
Bank of America	6	1.48%		116	5.50%
SECU	<u>3</u>	<u>0.64%</u>		68	5.63%
				10	5.75%
				<u>2</u>	5.88%
Total	<u>389</u>	<u>100.00%</u>		<u>389</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)
65821FAD8	07/01/05	Serial	1.10%	\$740,000	\$740,000	\$0	\$0	2
65821FAE6	01/01/06	Serial	1.20%	745,000	745,000	0	0	2
65821FAF3	07/01/06	Serial	1.35%	755,000	730,000	25,000	0	2
65821FAG1	01/01/07	Serial	1.60%	765,000	740,000	25,000	0	2
65821FAH9	07/01/07	Serial	1.70%	770,000	720,000	50,000	0	2
65821FAJ5	01/01/08	Serial	1.90%	780,000	665,000	115,000	0	2
65821FAK2	07/01/08	Serial	2.00%	450,000	380,000	70,000	0	2
65821FALO	01/01/09	Serial	2.20%	455,000	385,000	70,000	0	2
65821FAM8	07/01/09	Serial	2.30%	460,000	0	75,000	385,000	2
65821FAN6	01/01/10	Serial	2.45%	470,000	0	85,000	385,000	2
65821FAP1	07/01/10	Serial	2.50%	475,000	0	90,000	385,000	2
65821FAQ9	01/01/11	Serial	2.70%	485,000	0	90,000	395,000	2
65821FAR7	07/01/11	Serial	2.75%	490,000	0	90,000	400,000	2
65821FAS5	01/01/12	Serial	3.00%	500,000	0	90,000	410,000	2
65821FAT3	07/01/12	Serial	3.00%	410,000	0	70,000	340,000	2
65821FAU0	01/01/13	Serial	3.10%	265,000	0	50,000	215,000	2
65821FAA4	07/01/24	Term (Note 2)	4.45%	6,985,000	0	1,460,000	5,525,000	2
65821FAB2	01/01/25	Term (Note 3)	4.45%	6,000,000	0	1,085,000	4,915,000	1
65821FAC0	07/01/34	Term (Note 4)	5.00%	8,000,000	0	6,065,000	1,935,000	2
	01/01/35	(Note 5)	Variable	20,000,000	0	0	20,000,000	
Total 1998 Series 18				\$50,000,000	\$5,105,000	\$9,605,000	\$35,290,000	

Note 1: See optional and special redemption provisions page 4-1998-18, (i.e. "1" denotes first call priority from prepayments).

Note 2: Sinking fund redemptions begin January 1, 2013.

Note 3: Sinking fund redemptions begin January 1, 2013.

Note 4: Sinking fund redemptions begin July 1, 2012. AMT PAC bonds were sold at a premium with a coupon rate of 5.00% and a yield of 4.516%.

Note 5: Variable rate loans associated with swap - Bank of America

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LIST OF UNSCHEDULED REDEMPTIONS:

Call Date	Call Amount	Type of Call	Source Of Funds
05/01/05	\$185,000	Supersinker	Prepayments
10/01/05	\$125,000	Pro rata	Prepayments
04/01/06	\$370,000	Supersinker	Prepayments
04/01/06	\$680,000	Pro rata	Prepayments
04/01/06	\$40,000	Pro rata	Debt Service Reserve
08/01/06	\$155,000	Supersinker	Prepayments
08/01/06	\$20,000	Pro rata	Debt Service Reserve
01/01/07	\$1,205,000	Supersinker	Prepayments
01/01/07	\$830,000	Pro rata	Prepayments
01/01/07	\$55,000	Pro rata	Debt Service Reserve
05/01/07	\$950,000	Supersinker	Prepayments
05/01/07	\$360,000	Pro rata	Prepayments
05/01/07	\$40,000	Pro rata	Debt Service Reserve
11/01/07	\$1,295,000	Pro rata	Prepayments
11/01/07	\$40,000	Pro rata	Debt Service Reserve
02/01/08	\$995,000	Supersinker	Prepayments
02/01/08	\$260,000	Pro rata	Prepayments
02/01/08	\$25,000	Pro rata	Debt Service Reserve
07/01/08	\$970,000	Supersinker	Prepayments
01/01/09	\$940,000		
01/01/09	<u>\$65,000</u>		
	<u>\$9,605,000</u>		

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Bond Call Information:

Special Redemption

The 1998 Series 18 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 18, 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 18 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 18 bonds shall first be applied to the redemption or purchase of Series 18 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 18 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 18 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after July 1, 2013, in whole, or in part, at the principal amount thereof plus accrued interest to the date of redemption, without premium.