

**NORTH CAROLINA HOUSING FINANCE AGENCY**

**DISCLOSURE REPORT  
AS OF DECEMBER 31, 2009**

**INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: 07**

**GENERAL MORTGAGE LOAN INFORMATION**

Mortgage Loan Prin Outstanding: \$15,381,138  
 Mortgage Rates: 6.500% - 7.250%

Average Purchase Price: \$82,266  
 Average Original Loan Amount: \$78,435

Total No. of Loans Originated: 762  
 Total No. of Loans Paid Off: 526  
 Total No. of Loans Outstanding: 236

**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	2	0.85%
FHA	202	85.59%
VA	14	5.93%
USDA	18	7.63%
HUD-184	0	0.00%
Guaranty Fund	0	0.00%
Other (< 80%LTV)	0	0.00%
<b>Total</b>	<b>236</b>	<b>100.00%</b>

<u>Private Mortgage Insurers:</u>	<u># of Loans</u>	<u>%</u>
GENWORTH	2	0.85%
<b>Total</b>	<b>2</b>	<b>0.85%</b>

<u>New/Existing:</u>	<u># of Loans</u>	<u>%</u>
New Construction	73	30.93%
Existing Home	163	69.07%
<b>Total</b>	<b>236</b>	<b>100.00%</b>

<u>Type of Housing:</u>	<u># of Loans</u>	<u>%</u>
Single Family Detached	215	91.11%
Condominium	8	3.39%
Townhouse	12	5.08%
Manufactured Home	1	0.42%
<b>Total</b>	<b>236</b>	<b>100.00%</b>

**DELINQUENCY STATISTICS**

<u>Loans Outstanding:</u>	<u># of Loans</u>	<u>%</u>
60 days	7	2.97%
90 days	12	5.08%
In Foreclosure	4	1.69%
REO (Conv, USDA)	0	0.00%
<b>Total</b>	<b>23</b>	

<u>Principal Outstanding:</u>	<u>\$ of Loans</u>	<u>%</u>
60 days	\$424,703	2.76%
90 days	\$895,613	5.82%
In Foreclosure	\$285,728	1.86%
REO (Conv, USDA)	\$0	0.00%
<b>Total</b>	<b>\$1,606,044</b>	

**SERVICER AND MORTGAGE LOAN DATA**

<u>Servicers:</u>	<u># of Loans</u>	<u>%</u>
RBC Bank	106	44.92%
BB&T	46	19.49%
Bank of America	4	1.69%
Marsh Associates Inc.	80	33.90%
<b>Total</b>	<b>236</b>	<b>100.00%</b>

<u>Mortgage Rates (%):</u>	<u># of Loans</u>
7.25	63
7.125	4
6.95	86
6.5	83
<b>Total</b>	<b>236</b>

**NORTH CAROLINA HOUSING FINANCE AGENCY  
DISCLOSURE REPORT  
AS OF DECEMBER 31, 2009**

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: SERIES 07

PAGE NO. 2-1998-07

POOL INSURANCE COVERAGE (DOLLARS IN THOUSANDS): None

SELF-INSURANCE COVERAGE: Name of Self-Insurance Fund: Insurance Reserve Fund  
Series of Bonds Covered: 1998 Series 07

Current Funding Requirements:  
Total Dollar Amount (\$000) \$249  
As % of Principal Amount  
of Mortgage Loans Purchased 1.62%  
Claims to Date 0

Maximum level of funding required over the life of the bonds (\$000) \$755

**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)
65820EE55	07/01/02	Serial	4.80%	\$840,000	\$840,000	\$0	\$0	2
65820EE63	07/01/03	Serial	5.00%	890,000	885,000	5,000	0	2
65820EE71	07/01/04	Serial	5.15%	935,000	840,000	95,000	0	2
65820EE89	07/01/05	Serial	5.25%	980,000	745,000	235,000	0	2
65820EE97	07/01/06	Serial	5.40%	1,040,000	730,000	310,000	0	2
65820EF21	01/01/07	Serial	5.45%	540,000	335,000	205,000	0	2
65820EF88	07/01/07	Serial	5.25%	575,000	340,000	235,000	0	2
65820EF96	01/01/08	Serial	5.30%	590,000	280,000	310,000	0	2
65820EG20	07/01/08	Serial	5.30%	610,000	285,000	325,000	0	2
65820EG38	01/01/09	Serial	5.35%	625,000	290,000	335,000	0	2
65820EG46	07/01/09	Serial	5.35%	635,000	295,000	340,000	0	2
65820EG53	01/01/10	Serial	5.40%	665,000	0	400,000	265,000	2
65820EG61	07/01/10	Serial	5.40%	680,000	0	405,000	275,000	2
65820EG79	01/01/11	Serial	5.45%	700,000	0	410,000	290,000	2
65820EG87	07/01/11	Serial	5.45%	715,000	0	425,000	290,000	2
65820EG95	01/01/12	Serial	5.50%	740,000	0	440,000	300,000	2
65820EH29	07/01/12	Serial	5.50%	765,000	0	460,000	305,000	2
65820EF39	07/01/16	Term (Note 2)	6.00%	6,685,000	0	3,985,000	2,700,000	2
65820EF47	01/01/20	Term (Note 3)	6.15%	7,370,000	0	4,360,000	3,010,000	2
65820EF54	01/01/25	Term (Note 4)	5.55%	14,000,000	0	14,000,000	0	1
65820EF62	01/01/29	Term (Note 5)	6.25%	13,820,000	0	8,400,000	5,420,000	2
65820EF70	07/01/31	Term (Note 6)	6.25%	10,600,000	0	6,540,000	4,060,000	2
Total 1998 Series 7				\$65,000,000	\$5,865,000	\$42,220,000	\$16,915,000	

Note 1: See optional and special redemption provisions page 4-1998-07, (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, 2017.

Note 4: Sinking fund redemptions begin July 1, 2020.

Note 5: Sinking fund redemptions begin July 1, 2025.

Note 6: Sinking fund redemptions begin July 1, 2029.

**NORTH CAROLINA HOUSING FINANCE AGENCY  
DISCLOSURE REPORT  
AS OF DECEMBER 31, 2009**

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: SERIES 07

PAGE NO. 3-1998-07

**LIST OF UNSCHEDULED REDEMPTIONS:**

Call Date	Call Amount	Type of Call	Source Of Funds
10/01/01	\$140,000	Supersinker	Prepayments
01/01/02	\$115,000	Supersinker	Prepayments
01/01/02	\$5,000	Pro rata	Debt Service Reserve
04/15/02	\$860,000	Supersinker	Prepayments
04/15/02	\$270,000	Pro rata	Prepayments
04/15/02	\$20,000	Pro rata	Debt Service Reserve
07/01/02	\$480,000	Supersinker	Prepayments
07/01/02	\$25,000	Pro rata	Debt Service Reserve
01/01/03	\$1,990,000	Supersinker	Prepayments
06/01/03	\$1,640,000	Pro rata	Prepayments
06/01/03	\$75,000	Pro rata	Debt Service Reserve
06/01/03	\$515,000	Pro rata	Prepayments
10/01/03	\$1,660,000	Supersinker	Prepayments
10/01/03	\$2,110,000	Pro rata	Prepayments
10/01/03	\$105,000	Pro rata	Debt Service Reserve
10/01/03	\$585,000	Pro rata	Prepayments
01/01/04	\$1,690,000	Supersinker	Prepayments
05/01/04	\$440,000	Supersinker	Prepayments
05/01/04	\$3,655,000	Pro rata	Prepayments
09/01/04	\$1,195,000	Supersinker	Prepayments
09/01/04	\$2,095,000	Pro rata	Prepayments
09/01/04	\$210,000	Pro rata	Debt Service Reserve
01/01/05	\$1,575,000	Supersinker	Prepayments
01/01/05	\$485,000	Pro rata	Prepayments
01/01/05	\$50,000	Pro rata	Debt Service Reserve
05/01/05	\$1,520,000	Supersinker	Prepayments
05/01/05	\$320,000	Pro rata	Prepayments
05/01/05	\$35,000	Pro rata	Debt Service Reserve
10/01/05	\$220,000	Pro rata	Prepayments
04/01/06	\$1,460,000	Supersinker	Prepayments
04/01/06	\$2,745,000	Pro rata	Prepayments
04/01/06	\$105,000	Pro rata	Debt Service Reserve
08/01/06	\$875,000	Supersinker	Prepayments
08/01/06	\$3,190,000	Pro rata	Prepayments
08/01/06	\$85,000	Pro rata	Debt Service Reserve
01/01/07	\$1,750,000	Pro rata	Prepayments
01/01/07	\$50,000	Pro rata	Debt Service Reserve
05/01/07	\$90,000	Pro rata	Prepayments
05/01/07	\$10,000	Pro rata	Debt Service Reserve
11/01/07	\$4,085,000	Pro rata	Prepayments
11/01/07	\$85,000	Pro rata	Debt Service Reserve
02/01/08	\$670,000	Pro rata	Prepayments
02/01/08	\$20,000	Pro rata	Debt Service Reserve
07/01/08	\$260,000	Pro rata	Prepayments
01/01/09	\$140,000	Pro rata	Prepayments
01/01/09	\$25,000	Pro rata	Debt Service Reserve
07/01/09	\$2,435,000	Pro rata	Prepayments
07/01/09	<u>\$55,000</u>	Pro rata	Debt Service Reserve
<b>TOTAL</b>	<b><u>\$42,220,000</u></b>		

**NORTH CAROLINA HOUSING FINANCE AGENCY  
DISCLOSURE REPORT  
AS OF DECEMBER 31, 2009**

INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: SERIES 07

PAGE NO. 4-1998-07

**Bond Call Information:**

**Special Redemption**

The 1998 Series 7 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 7, and
- (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 7 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 7 bonds shall first be applied to the redemption or purchase of Series 7 Term bonds due January 1, 2025 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 7 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 7 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after July 1, 2009, either as a whole, on any date, or in part, at the principal amount thereof plus accrued interest to the date of redemption, without premium.