

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

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

**GENERAL MORTGAGE LOAN INFORMATION**

Mortgage Loan Prin Outstanding: \$46,861,853  
Mortgage Rates: 5.125% - 5.375%

Average Purchase Price: \$109,111  
Average Original Loan Amount: \$102,836

Total No. of Loans Originated: 622  
Total No. of Loans Paid Off: 117  
Total No. of Loans Outstanding: 505

**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	189	37.43%
FHA	151	29.90%
VA	18	3.56%
USDA	83	16.44%
HUD-184	0	0.00%
Guaranty Fund	0	0.00%
Other (< 80%LTV)	64	12.67%
<b>Total</b>	<b>505</b>	<b>100.00%</b>

<u>Private Mortgage Insurers:</u>	<u># of Loans</u>	<u>%</u>
GENWORTH	127	25.14%
AIG-UGIC	6	1.19%
RMIC	27	5.35%
RADIAN GUARANTY INC.	11	2.18%
MGIC	11	2.18%
PMI MGTG. INS. CO.	6	1.19%
TRIAD	1	0.20%
<b>Total</b>	<b>189</b>	<b>37.43%</b>

<u>New/Existing:</u>	<u># of Loans</u>	<u>%</u>
New Construction	151	29.90%
Existing Home	354	70.10%
<b>Total</b>	<b>505</b>	<b>100.00%</b>

<u>Type of Housing:</u>	<u># of Loans</u>	<u>%</u>
Single Family Detached	414	81.98%
Condominium	29	5.74%
Townhouse	51	10.10%
Manufactured Home	7	1.39%
Duplex	4	0.79%
<b>Total</b>	<b>505</b>	<b>100.00%</b>

**DELINQUENCY STATISTICS**

<u>Loans Outstanding:</u>	<u># of Loans</u>	<u>%</u>
60 days	5	0.99%
90 days	21	4.16%
In Foreclosure	6	1.19%
REO (Conv, USDA)	3	0.59%
<b>Total</b>	<b>35</b>	

<u>Principal Outstanding:</u>	<u>\$ of Loans</u>	<u>%</u>
60 days	\$490,018	1.05%
90 days	\$1,948,130	4.16%
In Foreclosure	\$590,759	1.26%
REO (Conv, USDA)	\$311,092	0.66%
<b>Total</b>	<b>\$3,339,999</b>	

**SERVICER AND MORTGAGE LOAN DATA**

<u>Servicers:</u>	<u># of Loans</u>	<u>%</u>
RBC Bank	168	33.27%
Marsh Associates Inc.	262	51.88%
State Employees Credit Union	11	2.18%
BB&T	59	11.68%
Bank of America	5	0.99%
<b>Total</b>	<b>505</b>	<b>100.00%</b>

<u>Mortgage Rates (%):</u>	<u># of Loans</u>
5.375	64
5.25	156
5.125	285
<b>Total</b>	<b>505</b>

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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 Purchased	1.59%
		Claims to Date	0

Maximum level of funding required over the life of the bonds (\$000) \$760

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
65821FK9	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
65821FDQ6	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	0	5,000	490,000	2
65821FDT0	07/01/10	Serial	3.25%	510,000	0	5,000	505,000	2
65821FDU7	01/01/11	Serial	3.40%	345,000	0	5,000	340,000	2
65821FCU8	01/01/11	Serial	3.75%	180,000	0	5,000	175,000	2
65821FCV6	07/01/11	Serial	3.85%	540,000	0	5,000	535,000	2
65821FCW4	01/01/12	Serial	4.00%	555,000	0	5,000	550,000	2
65821FCX2	07/01/12	Serial	4.10%	575,000	0	5,000	570,000	2
65821FCY0	01/01/13	Serial	4.15%	595,000	0	5,000	590,000	2
65821FCZ7	07/01/13	Serial	4.20%	610,000	0	5,000	605,000	2
65821FDA1	01/01/14	Serial	4.25%	625,000	0	5,000	620,000	2
65821FDB9	07/01/14	Serial	4.25%	650,000	0	5,000	645,000	2
65821FDC7	01/01/15	Serial	4.30%	665,000	0	5,000	660,000	2
65821FDD5	07/01/15	Serial	4.30%	690,000	0	5,000	685,000	2
65821FDE3	07/01/25	Term (Note 2)	4.60%	12,515,000	0	130,000	12,385,000	2
65821FDF0	07/01/30	Term (Note 3)	4.70%	9,685,000	0	150,000	9,535,000	1
65821FDG8	01/01/35	Term (Note 4)	5.00%	17,800,000	0	7,370,000	10,430,000	2
65821FDH6	07/01/35	Term (Note 5)	4.75%	13,630,000	0	315,000	13,315,000	2
Total 1998 Series 21				\$65,000,000	\$4,315,000	\$8,050,000	\$52,635,000	

Note 1: See optional and special redemption provisions page 4-1998-21, (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, 2026.  
 Note 4: Sinking fund redemptions begin January 1, 2016. AMT PAC bonds were sold at a premium with a coupon rate of 5.00% and a yield of 4.696%.  
 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	<u>45,000</u>	Pro rata	Debt Service Reserve
	<u>\$8,050,000</u>		

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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.