

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

**INDENTURE: SINGLE FAMILY REVENUE BONDS (1998 RESOLUTION)  
BOND SERIES: 26**

**GENERAL MORTGAGE LOAN INFORMATION**

Mortgage Loan Prin Outstanding: \$55,692,457  
Mortgage Rates: 5.125% - 6.250%

Average Purchase Price: \$120,181  
Average Original Loan Amount: \$114,976

Total No. of Loans Originated: 550  
Total No. of Loans Paid Off: 40  
Total No. of Loans Outstanding: 510

**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	321	62.93%
FHA	59	11.58%
VA	41	8.04%
USDA	36	7.06%
HUD-184	0	0.00%
Guaranty Fund	0	0.00%
Other (< 80%LTV)	53	10.39%
<b>Total</b>	<b>510</b>	<b>100.00%</b>

<u>Private Mortgage Insurers:</u>	<u># of Loans</u>	<u>%</u>
GENWORTH	145	28.43%
MGIC	90	17.65%
RMIC	33	6.47%
RADIAN GUARANTY INC.	2	0.39%
AIG-UGIC	37	7.25%
PMI MTG. INS. CO.	9	1.76%
CMG MTG INS CO	3	0.59%
TRIAD	2	0.39%
<b>Total</b>	<b>321</b>	<b>62.93%</b>

<u>New/Existing:</u>	<u># of Loans</u>	<u>%</u>
New Construction	142	27.84%
Existing Home	368	72.16%
<b>Total</b>	<b>510</b>	<b>100.00%</b>

<u>Type of Housing:</u>	<u># of Loans</u>	<u>%</u>
Single Family Detached	385	75.49%
Condominium	35	6.86%
Townhouse	85	16.67%
Manufactured Home	5	0.98%
<b>Total</b>	<b>510</b>	<b>100.00%</b>

**DELINQUENCY STATISTICS**

<u>Loans Outstanding:</u>	<u># of Loans</u>	<u>%</u>
60 days	12	2.35%
90 days	18	3.52%
In Foreclosure	7	1.37%
REO (Conv, USDA)	5	0.98%
<b>Total</b>	<b>42</b>	

<u>Principal Outstanding:</u>	<u>\$ of Loans</u>	<u>%</u>
60 days	\$1,406,193	2.52%
90 days	\$1,887,340	3.39%
In Foreclosure	\$683,189	1.23%
REO (Conv, USDA)	\$527,034	0.95%
<b>Total</b>	<b>\$4,503,756</b>	

**SERVICER AND MORTGAGE LOAN DATA**

<u>Servicers:</u>	<u># of Loans</u>	<u>%</u>
RBC Bank	160	31.37%
Marsh Associates Inc.	218	42.74%
BB&T	121	23.73%
State Employees Credit Union	10	1.96%
Bank of America	1	0.20%
<b>Total</b>	<b>510</b>	<b>100.00%</b>

<u>Mortgage Rates (%):</u>	<u># of Loans</u>
6.25	4
6.125	7
6	1
5.99	1
5.875	7
5.75	51
5.625	192
5.5	243
5.375	1
5.125	3
<b>Total</b>	<b>510</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 26	Total Dollar Amount (\$000)	\$710
		As % of Principal Amount	
		of Mortgage Loans Purchased	1.27%
		Claims to Date	0

Maximum level of funding required over the life of the bonds (\$000) \$710

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)
658207DA0	07/01/08	Serial	3.40%	170,000	170,000	0	0	2
658207CJ2	01/01/09	Serial	3.80%	500,000	500,000	0	0	2
658207CK9	07/01/09	Serial	3.85%	510,000	510,000	0	0	2
658207CL7	01/01/10	Serial	3.90%	520,000	0	0	520,000	2
658207CM5	07/01/10	Serial	3.90%	280,000	0	0	280,000	2
658207DB8	07/01/10	Serial	3.50%	250,000	0	0	250,000	2
658207CN3	01/01/11	Serial	3.95%	295,000	0	0	295,000	2
658207DC6	01/01/11	Serial	3.55%	250,000	0	0	250,000	2
658207CP8	07/01/11	Serial	3.95%	555,000	0	0	555,000	2
658207DD4	01/01/12	Serial	3.60%	565,000	0	0	565,000	2
658207CQ6	07/01/12	Serial	4.00%	580,000	0	0	580,000	2
658207CR4	01/01/13	Serial	4.05%	590,000	0	0	590,000	2
658207CS2	07/01/13	Serial	4.05%	605,000	0	0	605,000	2
658207CT0	01/01/14	Serial	4.10%	615,000	0	0	615,000	2
658207CU7	07/01/14	Serial	4.10%	630,000	0	0	630,000	2
658207DE2	01/01/15	Serial	3.75%	645,000	0	0	645,000	2
658207DF9	07/01/15	Serial	3.75%	660,000	0	0	660,000	2
658207DG7	01/01/16	Serial	3.80%	675,000	0	0	675,000	2
658207DH5	07/01/16	Serial	3.80%	690,000	0	0	690,000	2
658207DJ1	01/01/17	Serial	3.85%	705,000	0	0	705,000	2
658207DK8	07/01/17	Serial	3.85%	720,000	0	0	720,000	2
658207CV5	07/01/22	Term (Note 2)	4.55%	5,505,000	0	0	5,505,000	2
658207CW3	07/01/28	Term (Note 3)	4.60%	8,385,000	0	0	8,385,000	2
658207CX1	07/01/32	Term (Note 4)	4.65%	7,280,000	0	0	7,280,000	2
658207CY9	01/01/38	Term (Note 5)	5.50%	19,500,000	0	2,855,000	16,645,000	2
658207CZ6	07/01/38	Term (Note 6)	4.70%	13,320,000	0	80,000	13,240,000	2
Total 1998 Series 26				\$65,000,000	\$1,180,000	\$2,935,000	\$60,885,000	

Note 1: See optional and special redemption provisions page 4-1998-26, (i.e. "1" denotes first call priority from prepayments).  
 Note 2: Sinking fund redemptions begin January 1, 2018.  
 Note 3: Sinking fund redemptions begin January 1, 2023.  
 Note 4: Sinking fund redemptions begin January 1, 2029.  
 Note 5: Sinking fund redemptions begin July 1, 2018. AMT PAC bonds were sold at a premium with a coupon rate of 5.50% and a yield of 5.084%.  
 Note 6: Sinking fund redemptions begin January 1, 2033.

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LIST OF UNSCHEDULED REDEMPTIONS:

Call Date	Call Amount	Type of Call	Source Of Funds
7/1/2008	\$550,000	Supersinker	Prepayments
1/1/2009	\$1,060,000	Supersinker	Prepayments
1/1/2009	\$45,000	Pro rata	Debt Service Reserve
7/1/2009	\$1,245,000	Supersinker	Prepayments
7/1/2009	<u>\$35,000</u>	Pro rata	Debt Service Reserve
	<u>\$2,935,000</u>		

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**Bond Call Information:**

**Special Redemption**

The 1998 Series 26 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 26, 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 26 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 26 bonds shall first be applied to the redemption or purchase of Series 26 term bonds due January 1, 2038 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 26 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 26 bonds are redeemable at the option of the Agency, in any manner the Agency shall determine, on or after January 1, 2016, in whole, or in part, at the principal amount thereof plus accrued interest to the date of redemption, without premium.