

**NORTH CAROLINA HOUSING FINANCE AGENCY
DISCLOSURE REPORT
AS OF DECEMBER 31, 2015**

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

GENERAL MORTGAGE LOAN INFORMATION

Mortgage Loan Prin Outstanding: \$14,929,438
Mortgage Rates: 4.625% - 5.750%

Average Purchase Price: \$98,610
Average Original Loan Amount: \$92,722

Total No. of Loans Originated: 449
Total No. of Loans Paid Off: 265
Total No. of Loans Outstanding: 184

PROGRAM

P.O. Box 28066
Raleigh, NC 27611-8066
(919) 877-5700

Contacts:
Carrie Freeman, Manager of Bond Financing
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	38	20.65%
FHA	81	44.02%
VA	8	4.35%
USDA	24	13.05%
HUD-184	0	0.00%
Guaranty Fund	0	0.00%
Other (< 80%LTV)	33	17.93%
Total	184	100.00%

<u>Private Mortgage Insurers:</u>	<u># of Loans</u>	<u>%</u>
Genworth	29	15.76%
RADIAN GUARANTY INC.	3	1.63%
AIG-UGIC	2	1.09%
MGIC	3	1.63%
PMI MTG. INS. CO.	1	0.54%
Total	38	20.65%

<u>New/Existing:</u>	<u># of Loans</u>	<u>%</u>
New Construction	46	25.00%
Existing Home	138	75.00%
Total	184	100.00%

<u>Type of Housing:</u>	<u># of Loans</u>	<u>%</u>
Single Family Detached	176	95.65%
Condominium	3	1.63%
Townhouse	5	2.72%
Manufactured Home	0	0.00%
Total	184	100.00%

DELINQUENCY STATISTICS

<u>Loans Outstanding:</u>	<u># of Loans</u>	<u>%</u>
60 days	2	1.09%
90 days +	4	2.17%
In Foreclosure	1	0.54%
REO (Conv, USDA)	0	0.00%
Total	7	

<u>Principal Outstanding:</u>	<u>\$ of Loans</u>	<u>%</u>
60 days	\$123,691	0.83%
90 days +	\$261,717	1.75%
In Foreclosure	\$58,588	0.39%
REO (Conv, USDA)	\$0	0.00%
Total	\$443,996	

SERVICER AND MORTGAGE LOAN DATA

<u>Servicers:</u>	<u># of Loans</u>	<u>%</u>
SN Servicing Corporation	99	53.80%
PNC	46	25.00%
Bank of America	4	2.18%
BB&T	35	19.02%
Total	184	100.00%

<u>Mortgage Rates (%):</u>	<u># of Loans</u>
5.75	2
5.625	29
5.5	59
5.375	3
5.25	1
5.125	78
4.625	12
Total	184

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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) \$550
As % of Principal Amount of Mortgage Loans 3.68%
Claims to Date 0

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
65821FAL0	01/01/09	Serial	2.20%	455,000	385,000	70,000	0	2
65821FAMB	07/01/09	Serial	2.30%	460,000	395,000	65,000	0	2
65821FAN6	01/01/10	Serial	2.45%	470,000	380,000	90,000	0	2
65821FAP1	07/01/10	Serial	2.50%	475,000	380,000	95,000	0	2
65821FAQ9	01/01/11	Serial	2.70%	485,000	385,000	100,000	0	2
65821FAR7	07/01/11	Serial	2.75%	490,000	340,000	150,000	0	2
65821FAS5	01/01/12	Serial	3.00%	500,000	355,000	145,000	0	2
65821FAT3	07/01/12	Serial	3.00%	410,000	0	410,000	0	2
65821FAU0	01/01/13	Serial	3.10%	265,000	150,000	115,000	0	2
65821FAA4	07/01/24	Term (Note 2)	4.45%	6,985,000	410,000	6,270,000	305,000	2
65821FAB2	01/01/25	Term (Note 3)	4.45%	6,000,000	360,000	5,360,000	280,000	1
65821FAC0	07/01/34	Term (Note 4)	5.00%	8,000,000	0	8,000,000	0	2
65820EBM5	01/01/35	(Note 5)	Variable	20,000,000	5,250,000	8,815,000	5,935,000	
Total 1998 Series 18				\$50,000,000	\$13,500,000	\$29,980,000	\$6,520,000	

Note 1: See optional and special redemption provisions below. (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.

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

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	Supersinker	Prepayments
01/01/09	\$65,000	Pro rata	Debt Service Reserve
07/01/09	\$915,000	Supersinker	Prepayments
07/01/09	\$30,000	Pro rata	Debt Service Reserve
01/01/10	\$585,000	Supersinker	Prepayments
01/01/10	\$20,000	Pro rata	Debt Service Reserve
06/01/10	\$435,000	Supersinker	Prepayments
06/01/10	\$15,000	Pro rata	Debt Service Reserve
12/01/10	\$825,000	Swap call	Prepayments
12/01/10	\$25,000	Pro rata	Debt Service Reserve
06/01/11	\$795,000	Swap call	Prepayments
06/01/11	\$1,770,000	Pro rata	Prepayments
06/01/11	\$60,000	Pro rata	Debt Service Reserve
12/01/11	\$765,000	Swap call	Prepayments
12/01/11	\$550,000	Pro rata	Prepayments
12/01/11	\$30,000	Pro rata	Debt Service Reserve
06/01/12	\$745,000	Supersinker	Prepayments
06/01/12	\$380,000	Pro rata	Prepayments
06/01/12	\$20,000	Pro rata	Debt Service Reserve
07/01/12	\$3,865,000	Supersinker	Prepayments
07/01/12	\$20,000	Pro rata	Debt Service Reserve
07/01/12	\$275,000	Pro rata	Prepayments
10/01/12	\$375,000	Pro rata	Prepayments
10/01/12	\$85,000	Pro rata	Debt Service Reserve
10/01/12	\$550,000	Supersinker	Prepayments
02/01/13	\$25,000	Pro rata	Debt Service Reserve
02/01/13	\$305,000	Supersinker	Prepayments
06/01/13	\$20,000	Pro rata	Debt Service Reserve
06/01/13	\$1,195,000	Pro rata	Prepayments
09/01/13	\$50,000	Pro rata	Debt Service Reserve
09/01/13	\$1,455,000	Pro rata	Prepayments
02/01/14	\$20,000	Pro rata	Debt Service Reserve
02/01/14	\$355,000	Pro rata	Prepayments
07/01/14	\$1,400,000	Pro rata	Prepayments
11/01/14	\$595,000	Pro rata	Prepayments
06/01/15	\$890,000	Pro rata	Prepayments
10/01/15	\$920,000	Pro rata	Prepayments
<u>\$29,980,000</u>			

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.

Material Event

On August 8, 2011, Standard & Poor's Rating Services, a division of The McGraw-Hill Companies, Inc. ("Standard & Poor's") changed the long-term credit rating on the Agency's Variable Rate Home Ownership Revenue Bonds, (1998 Trust Agreement), Series 15-C, dated May 8, 2003; Variable Rate Home Ownership Revenue Bonds, (1998 Trust Agreement), Series 16-C, dated September 16, 2003; Variable Rate Home Ownership Revenue Bonds, (1998 Trust Agreement), Series 17-C, dated December 11, 2003; and Variable Rate Home Ownership Revenue Bonds, (1998 Trust Agreement), Series 18-C, dated April 19, 2004 from "AAA" to "AA-". Such rating changes were made in connection with changes to the ratings of Fannie Mae and Freddie Mac. Explanations of the significance of such ratings may be obtained only from Standard & Poor's.