

**WYOMING COMMUNITY DEVELOPMENT AUTHORITY**

**DISCLOSURE REPORT**

**FOR THE 1978 PARITY INDENTURE**

**SINGLE FAMILY MORTGAGE BOND SERIES 1978-A THROUGH 2003-AB**

**AS OF MARCH 31, 2013**

WYOMING COMMUNITY DEVELOPMENT AUTHORITY  
DISCLOSURE REPORT  
AS OF 03/31/13

D I S C L A I M E R

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General Information:

Bonds Outstanding	87,000,000.00
Outstanding Principal Balance	81,962,664.70
Current Outstanding Commitments	8,383,526.00
Current Uncommitted Lendable Funds	0.00
Average Purchase Price	62,237
Average Original Loan Amount	59,132
Total No. of Loans Originated	22,128
Total No. of Loans Originated-Active Series	4,362
Total No. of Loans Paid Off-Active Series	3,488
Total No. of Loans Outstanding	874

Loan Portfolio Characteristics (As % of Loans Outstanding):

New Construction	23.17%	Private (Down to 80.00 LTV)	12.90%
Existing Home	76.83%	FHA	40.40%
Total	100.00%	VA	11.57%
		RECD	26.97%
		<80% LTV	1.37%
		Self Insured	0.36%
		Guaranty Fund	6.11%
		Uninsured	0.32%
		Total	100.00%
Fixed Rate Mortgages	42.25%		
Step Rate Mortgages	57.75%		
Total	100.00%		

Type of Housing:

1 FAMILY	100.00%
Total	100.00%

Breakdown of Private Mortgage Insurers (List by % of Total Portfolio):

07 OTHER	0.78%
09 RADIANT	83.02%
13 GENWORTH	16.20%
Total	100.00%

Pool Insurance Coverage: ALSO SEE NOTES

Description	% of Port.
RD loans - pool insurance	1.57%
<80% LTV loans - pool insurance	0.32%
PMI loans - no pool insurance	13.17%
FHA loans - no pool insurance	39.72%
RD loans - no pool insurance	25.44%
VA loans - no pool insurance	11.83%
<80% LTV loans - no pool insurance	1.33%
Others - no pool insurance	6.62%
Total	100.00%

Self Insurance Coverage: SEE NOTES

Delinquency Statistics (as % of # of Loans Outstanding):

(As % of Principal Balance Outstanding):

60 Days	15	1.72%	1,354,187.82	1.65%
90 Days and More	17	1.95%	1,831,078.97	2.23%
In Foreclosure	9	1.03%	881,894.94	1.08%

No. of Loans Foreclosed Inception to Date 3,459  
 Foreclosed (Loss)/Gain to Date  
 Net of Insurance Proceeds (\$000) (9,063)

Real Estate Owned:  
 Number of Loans 0  
 Outstanding Mortgage Amount (\$000):  
 At Time of Default 0  
 Current Balance 0

Trustee Wells Fargo Bank  
 1740 BROADWAY  
 DENVER, CO 80274-0000  
 Telephone (303) 863-6311  
 Contact TONG PATTEN

Program Administrator WYOMING COMMUNITY DEVELOPMENT AUTHORITY  
 155 NORTH BEECH  
 P.O. BOX 634  
 CASPER, WY 82601  
 Telephone (307) 265-0603  
 Contact DAVID M. HANEY

Mortgage Loan Servicers (Top five by number of loans):

Servicer Number/Name	Number of Loans	% of Portfolio	----- 60+ Delinquencies -----	
			Number of Loans	Principal Outstanding
500 WCDA MORTGAGE SERVICING	639	73.28%	35	3,734,567.87
210 FIRST INTERSTATE BANK	121	13.88%	5	278,530.62
300 BIG HORN FEDERAL SAVINGS BANK	47	5.39%	1	54,063.24
471 HABITAT EASTERN BIG HORN	25	2.87%	0	0.00
472 HABITAT GREATER TETON	16	1.83%	0	0.00
All Others - No. of Servicers	4	24	0	0.00
Total	9	872	41	4,067,161.73

Mortgage Loan Rates for Outstanding Loans (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
001 1978-A	11	5.2500
	8	5.3750
	10	5.6250
	2	5.8750
	3	6.1250
	29	6.2500
	12	7.7500
	16	7.8750
	19	8.0000
	2	8.2500
	15	8.3750
	9	8.7500
	13	8.8750
043 1998-B	2	5.3750
	1	5.5000
	3	5.6250
	1	5.7500
	1	6.0000
	7	6.5000
	1	6.8750
1	7.0000	

\*\*\*\* Please refer to Disclaimer on Page 1-00  
 \*\*\*\* Please refer to Notes on Page 7-01

Mortgage Loan Rates for Outstanding Loans (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
044 2001-A	12	3.2500
	7	3.5000
	6	4.5000
	1	4.7500
	2	5.0000
	27	5.2500
	1	5.3750
	13	5.6250
	1	5.7500
	5	5.8750
	2	6.0000
	4	6.2500
	4	6.7500
	1	7.3750
13	8.2500	
045 2002-A	65	0.0000
	90	2.5000
	6	3.0000
	13	3.7000
	5	4.1250
	3	4.2500
	8	4.5000
	27	4.6250
	1	5.0000
	8	5.1250
	22	5.2500
	6	5.3750
	4	5.5000
	7	5.6250
	5	5.7500
	2	5.8750
	1	6.0000
	2	6.2500
2	6.5000	
1	7.0000	
6	7.5000	
2	7.8750	

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Mortgage Loan Rates for Outstanding Loans (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate	
046 2002-A Participating	6	4.0000	
	1	4.5000	
	3	4.7500	
	1	4.8750	
	3	5.0000	
	1	5.1250	
	72	5.2500	
	44	5.3750	
	4	5.5000	
	15	5.6250	
	13	5.7500	
	047 2003 AB	1	2.0000
		1	2.8750
1		3.0000	
1		3.3750	
1		3.7000	
2		4.2500	
24		4.5000	
10		4.7500	
46		5.0000	
5		5.3750	
4		5.5000	
3		5.6250	
6		5.7500	
1		5.8750	
9		6.0000	
2		6.5000	
10		6.7500	
2		6.8750	
6		7.0000	
3		7.3750	
3	7.5000		
1	7.7500		
1	7.8750		
1	8.8750		
3	8.9000		

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List of Bonds by Maturity:

Maturity Date	CUSIP #	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Call Seq Prepayment Only
043 1998-B								
06/2033	983219YX8	TERM	5.300000000	15,000,000.00	0.00	15,000,000.00	0.00	1
TOTAL 1998-B				15,000,000.00	0.00	15,000,000.00	0.00	

List of Unscheduled Redemptions:

Call Date	Call Amount	Type of Call	Source of Funds
043 1998-B RD Participation			
08/01/03	2,000,000.00	Recall	Prepayments
04/01/11	8,290,000.00	Recall	Prepayments
12/17/12	4,710,000.00	Recall	Cross-call

List of Bonds by Maturity:

Maturity Date	CUSIP #	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Call Seq Prepayment Only
044 2001-A								
12/2035	983219ZC3	TERM	0.140000000	9,545,000.00	0.00	0.00	9,545,000.00	1
TOTAL 2001-A				9,545,000.00	0.00	0.00	9,545,000.00	

List of Bonds by Maturity:

Maturity Date	CUSIP #	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Call Seq Prepayment Only
045 2002-A								
12/2032	983219ZJ8	TERM	0.140000000	37,000,000.00	0.00	0.00	37,000,000.00	1
TOTAL 2002-A				37,000,000.00	0.00	0.00	37,000,000.00	



List of Bonds by Maturity:

Maturity Date	CUSIP #	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Call Seq Prepayment Only
047 2003 AB								
12/2023	983219ZM1	TERM	4.400000000	15,715,000.00	0.00	0.00	15,715,000.00	1
12/2033	983219ZN9	TERM	4.550000000	32,030,000.00	0.00	13,290,000.00	18,740,000.00	1
12/2033	983219ZP4	TERM	3.500000000	6,000,000.00	0.00	0.00	6,000,000.00	1
TOTAL 2003 AB				53,745,000.00	0.00	13,290,000.00	40,455,000.00	

List of Unscheduled Redemptions:

Call Date	Call Amount	Type of Call	Source of Funds
047 2003 AB Spirit			
12/17/12	13,290,000.00	Recall	Cross-call

List of Bonds by Maturity:

	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding
<b>INDENTURE TOTAL</b>	<b>1,781,600,527.90</b>	<b>367,105,000.00</b>	<b>1,357,625,384.88</b>	<b>87,000,000.00</b>

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List of Bonds by Interest Rate:

SERIES	INTEREST RATE	BOND TYPE	MATURITY DATE	OUTSTANDING AMOUNT IN THOUSANDS	CUMULATIVE AMOUNT IN THOUSANDS
FIXED BONDS					
047 2003 Series A&B	4.550000000	Term	12/2033	18,740	18,740
047 2003 Series A&B	4.400000000	Term	12/2023	15,715	34,455
VARIABLE BONDS					
047 2003 Series A&B	0.140000000	Term	12/2033	6,000	6,000
045 2002 SERIES A	0.140000000	Term	12/2032	37,000	43,000
044 2001 SERIES A SINGLE FAMILY	0.140000000	Term	12/2035	9,545	52,545
TOTAL OUTSTANDING AMOUNT FOR INDENTURE 001				87,000	

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ASSET ACCOUNT	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
SERIES 001 1978-A							
PROGRAM FUND	GNMA Mortgage Secs	2	6.547385	53,415.87	51,414.56	2,001.31	53,415.87
	Money Market	1	0.009999	7,324.17	7,324.17	0.00	7,324.17
ASSET ACCOUNT TOTAL		3	5.732234	60,740.04	58,738.73	2,001.31	60,740.04
REVENUE FUND	GNMA Mortgage Secs	8	7.056617	69,707.97	68,763.21	944.76	69,707.97
	Money Market	1	0.010000	5275,183.49	5275,183.49	0.00	5275,183.49
ASSET ACCOUNT TOTAL		9	0.100673	5344,891.46	5343,946.70	944.76	5344,891.46
BOND RESERVE FUND	FED FARM CREDIT BANK	1	3.480000	365,000.00	365,000.00	0.00	365,000.00
	FHLB CALLABLE	2	3.442396	4838,500.00	4340,000.00	0.00	4340,000.00
	FNMA CALLABLE	1	3.125000	29,801.40	30,000.00	( 123.58)	29,876.42
	FHLMC CALLABLE	3	3.217770	5740,000.00	5740,000.00	0.00	5740,000.00
	GNMA Mortgage Secs	10	6.840886	236,166.47	234,767.57	1,398.90	236,166.47
	Money Market	1	0.009999	7,207.14	7,207.14	0.00	7,207.14
	US Treasury Bonds	1	6.000000	614,464.48	650,000.00	( 22,716.79)	627,283.21
ASSET ACCOUNT TOTAL		19	3.543602	11831,139.49	11366,974.71	( 21,441.47)	11345,533.24
MORTGAGE RESERVE FUND	FHLMC CALLABLE	2	3.552575	1165,000.00	1165,000.00	0.00	1165,000.00
	GNMA Mortgage Secs	2	6.667336	11,423.28	11,327.45	95.83	11,423.28
	Money Market	1	0.009998	2,966.34	2,966.34	0.00	2,966.34
	US Treasury Bonds	1	6.000000	217,425.46	230,000.00	( 8,038.45)	221,961.55
ASSET ACCOUNT TOTAL		6	3.969579	1396,815.08	1409,293.79	( 7,942.62)	1401,351.17
<b>SERIES TOTAL</b>		<b>37</b>	<b>2.571602</b>	<b>18633,586.07</b>	<b>18178,953.93</b>	<b>( 26,438.02)</b>	<b>18152,515.91</b>
SERIES 043 1998 SERIES B							
PROGRAM FUND	FHLMC Disc Note	1	0.000000	999,661.11	1000,000.00	( 86.12)	999,913.88
	Money Market	1	0.010000	977,823.74	977,823.74	0.00	977,823.74
ASSET ACCOUNT TOTAL		2	0.004944	1977,484.85	1977,823.74	( 86.12)	1977,737.62
REVENUE FUND	Money Market	1	0.010000	434,188.56	434,188.56	0.00	434,188.56
ASSET ACCOUNT TOTAL		1	0.010000	434,188.56	434,188.56	0.00	434,188.56
BOND RESERVE FUND	FNMA CALLABLE	1	3.125000	150,000.00	150,000.00	0.00	150,000.00
	GNMA Mortgage Secs	2	6.000000	6,150.82	6,208.18	( 57.36)	6,150.82
	FED HM LN MTG CP D/N	1	0.000000	334,668.54	335,000.00	( 221.39)	334,778.61
	Money Market	1	0.009999	4,687.20	4,687.20	0.00	4,687.20
ASSET ACCOUNT TOTAL		5	1.020469	495,506.56	495,895.38	( 278.75)	495,616.63
<b>SERIES TOTAL</b>		<b>8</b>	<b>0.178880</b>	<b>2907,179.97</b>	<b>2907,907.68</b>	<b>( 364.87)</b>	<b>2907,542.81</b>

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ASSET ACCOUNT	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
SERIES 044 2001 SERIES A							
REVENUE FUND	FED HM LN MTG CP D/N	1	0.000000	999,661.11	1000,000.00	( 86.12)	999,913.88
	Money Market	1	0.010000	2817,854.60	2817,854.60	0.00	2817,854.60
ASSET ACCOUNT TOTAL		2	0.007381	3817,515.71	3817,854.60	( 86.12)	3817,768.48
<b>SERIES TOTAL</b>		<b>2</b>	<b>0.007381</b>	<b>3817,515.71</b>	<b>3817,854.60</b>	<b>( 86.12)</b>	<b>3817,768.48</b>
SERIES 045 2002 SERIES A							
REVENUE FUND	FED HM LN MTG CP D/N	2	0.000000	8998,369.43	9000,000.00	( 762.97)	8999,237.03
	Money Market	1	0.010000	7927,947.09	7927,947.09	0.00	7927,947.09
ASSET ACCOUNT TOTAL		3	0.004683	16926,316.52	16927,947.09	( 762.97)	16927,184.12
<b>SERIES TOTAL</b>		<b>3</b>	<b>0.004683</b>	<b>16926,316.52</b>	<b>16927,947.09</b>	<b>( 762.97)</b>	<b>16927,184.12</b>
SERIES 046 2002 SERIES A Participating							
REVENUE FUND	Money Market	1	0.010000	307,815.01	307,815.01	0.00	307,815.01
ASSET ACCOUNT TOTAL		1	0.010000	307,815.01	307,815.01	0.00	307,815.01
<b>SERIES TOTAL</b>		<b>1</b>	<b>0.010000</b>	<b>307,815.01</b>	<b>307,815.01</b>	<b>0.00</b>	<b>307,815.01</b>
SERIES 047 2003 SERIES AB							
PROGRAM FUND	GNMA Mortgage Secs	8	7.033489	141,583.40	141,886.57	( 303.17)	141,583.40
	Money Market	1	0.009999	7,149.13	7,149.13	0.00	7,149.13
	US Treasury Bonds	1	6.000000	312,178.13	355,000.00	( 19,181.68)	335,818.32
ASSET ACCOUNT TOTAL		10	6.205967	460,910.66	504,035.70	( 19,484.85)	484,550.85
REVENUE FUND	Money Market	1	0.010000	4831,550.34	4831,550.34	0.00	4831,550.34
ASSET ACCOUNT TOTAL		1	0.010000	4831,550.34	4831,550.34	0.00	4831,550.34
BOND RESERVE FUND	FNMA CALLABLE	1	3.125000	1296,360.90	1305,000.00	( 5,375.46)	1299,624.54
	FHLMC CALLABLE	1	3.625000	1670,000.00	1670,000.00	0.00	1670,000.00
	GNMA Mortgage Secs	10	7.133902	140,609.11	139,266.97	1,342.14	140,609.11
	FED HM LN MTG CP D/N	1	0.000000	2832,194.93	2835,000.00	( 1,873.47)	2833,126.53
	Money Market	1	0.010000	10,387.58	10,387.58	0.00	10,387.58
	US Treasury Bonds	1	7.125000	166,456.06	127,400.00	18,939.27	146,339.27
	TENNESSEE VALLEY AUT	1	6.250000	594,858.00	600,000.00	( 1,211.21)	598,788.79
ASSET ACCOUNT TOTAL		16	2.360264	6710,866.58	6687,054.55	11,821.27	6698,875.82

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ASSET ACCOUNT	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
SERIES 047 2003 SERIES AB							
MORTGAGE RESERVE FUND	FNMA CALLABLE	1	3.125000	253,311.90	255,000.00	( 1,050.40)	253,949.60
	FHLMC CALLABLE	1	3.625000	300,000.00	300,000.00	0.00	300,000.00
	GNMA Mortgage Secs	4	7.476561	17,508.66	17,274.00	234.66	17,508.66
	Money Market	1	0.010000	5,001.62	5,001.62	0.00	5,001.62
ASSET ACCOUNT TOTAL		7	3.488065	575,822.18	577,275.62	( 815.74)	576,459.88
<b>SERIES TOTAL</b>		<b>34</b>	<b>1.664546</b>	<b>12579,149.76</b>	<b>12599,916.21</b>	<b>( 8,479.32)</b>	<b>12591,436.89</b>
SERIES 069 SUPPLEMENTAL SECURITY							
REVENUE FUND	GNMA Mortgage Secs	1	7.000000	3,985.61	4,112.83	( 127.22)	3,985.61
	Money Market	1	0.010000	917,727.45	917,727.45	0.00	917,727.45
	US Treasury Bonds	1	7.875000	548,624.00	400,000.00	64,158.93	464,158.93
ASSET ACCOUNT TOTAL		3	2.411764	1470,337.06	1321,840.28	64,031.71	1385,871.99
<b>SERIES TOTAL</b>		<b>3</b>	<b>2.411764</b>	<b>1470,337.06</b>	<b>1321,840.28</b>	<b>64,031.71</b>	<b>1385,871.99</b>
<b>INDENTURE TOTAL</b>		<b>88</b>	<b>1.276097</b>	<b>56641,900.10</b>	<b>56062,234.80</b>	<b>27,900.41</b>	<b>56090,135.21</b>

\*\*\*\* Please refer to Disclaimer on Page 1-00

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Summary of Reserve Funds by Indenture:

Reserve Fund Account Description	Original Par Amount	Current Par Amount
BOND RESERVE FUND INVESTMENTS	149,246,976.00	18,054,029.26
MORTGAGE RESERVE FUND INVESTMENTS	12,344,444.00	1,986,569.41
INDENTURE TOTAL	161,591,420.00	20,040,598.67

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Summary of Equity by Indenture:

Total Assets	Total Liabilities	Fund Balance
136,008,110.62	88,485,761.17	47,522,349.45

NOTES

(A) IF THE AUTHORITY ELECTS TO CALL OR IS MANDATED TO CALL BY THE APPLICABLE SERIES RESOLUTION, THE FOLLOWING IS THE BOND CALL SEQUENCE FOR PREPAYMENTS:

- 1 THESE BONDS ARE FIRST TO BE CALLED FROM PREPAYMENTS
- 2 THESE BONDS ARE SECOND TO BE CALLED FROM PREPAYMENTS
- 3 THESE BONDS ARE THIRD TO BE CALLED FROM PREPAYMENTS
- 4 THESE BONDS ARE FOURTH TO BE CALLED FROM PREPAYMENTS
- 5 THESE BONDS ARE CROSS-CALLABLE ONLY WITH FUNDS FROM ANY OTHER SERIES WITH THE SAME SEQUENCE

(B) THE 1998-B, 2001-A, 2002-A AND 2003-AB BOND SERIES MAY UTILIZE PREPAYMENTS TO REDEEM BONDS OF ANY OF THESE SERIES WHICH ARE THEN REDEEMABLE IN ACCORDANCE WITH THE 1978 INDENTURE.

(C) THE AUTHORITY CURRENTLY INTENDS TO RECYCLE PREPAYMENTS FROM ANY SERIES WHEN LOCAL MARKET CONDITIONS PERMIT. FOR CALLS OTHER THAN FROM PREPAYMENTS, PLEASE SEE THE RESPECTIVE OFFICIAL STATEMENT.

(D) THE 1978 INDENTURE IS A PARITY INDENTURE. REVENUE AND OTHER RESOURCES FROM ALL BOND SERIES ARE AVAILABLE TO PAY INTEREST AND PRINCIPAL ON THE BONDS PER THE TERMS OF THE INDENTURE.

(E) GENERALLY ALL LOANS PURCHASED IN THE 1978 INDENTURE ARE INSURED OR GUARANTEED BY FHA, VA, RD OR PMI.

(F) UNDER THE POOL INSURANCE AGREEMENT THE AUTHORITY IS RESPONSIBLE FOR THE FIRST 1% OF LOSS FOR THOSE SERIES ISSUED PRIOR TO NOVEMBER 1, 2000 AND THE FIRST 1/2% THEREAFTER. IN AUGUST 2011 AND MARCH 2012 WCDA DID NOT RENEW THE RADIAN POOL INSURANCE DUE AT THAT TIME IN THE 1978 INDENTURE. IN OCTOBER 2011 WCDA DID NOT RENEW THE GENWORTH POOL INSURANCE DUE AT THAT TIME UNDER POOL #6302 IN THE 1978 INDENTURE.

(G) ADDITIONALLY, WCDA HAS ESTABLISHED A LOAN LOSS RESERVE FUND FOR ALL LOANS. THIS RESERVE WILL BE FUNDED UP TO 3.5% OF THE OUTSTANDING MORTGAGE AMOUNT OF LOANS PURCHASED AND REMAINING IN THIS INDENTURE. FOR FURTHER INFORMATION SEE FOOTNOTE #4 IN THE ANNUAL AUDITED FINANCIAL STATEMENTS.

(H) THE WCDA MORTGAGE GUARANTY FUND HAS A BALANCE OF \$20,728,503. OF THIS AMOUNT \$54,880 IS RESTRICTED TO PROVIDE A GUARANTEE ON \$232,600 OF MORTGAGE LOANS IN THIS INDENTURE. TO DATE, FOUR (4) CLAIMS AMOUNTING TO \$39,664 HAVE BEEN MADE AGAINST THE MORTGAGE GUARANTY FUND.

(I) THE AUTHORITY HAS ESTABLISHED A LOAN LOSS RESERVE FUND FOR SELF-INSURED LOANS. THIS FUND AMOUNTS TO AT LEAST 25% OF THE OUTSTANDING PRINCIPAL BALANCE OF SELF-INSURED LOANS.

(J) ALL REFUNDED BOND SERIES WILL BE PRESENTED IN THIS DISCLOSURE REPORT FOR THREE (3) QUARTERS FOLLOWING REFUNDING. AFTER THIS PERIOD THE REFUNDED BOND SERIES AND RELATED MORTGAGE INFORMATION WILL BE ELIMINATED FROM THE DISCLOSURE REPORT.

(K) MORTGAGE LOANS OUTSTANDING INCLUDES ALL LOANS PURCHASED THROUGH THE AUTHORITY'S CUT-OFF DATE (LAST DAY OF THE MONTH). THE MORTGAGE DATA PRESENTED OMITTS (BY SERIES) THOSE LOANS RELATED TO ANY SERVICER WHICH HAS NOT GONE THROUGH ITS INITIAL AMORTIZATION CYCLE.

(L) IN DECEMBER 2009, THE AUTHORITY TRANSFERRED \$22 MILLION IN EXCESS OUT OF THE 1978 INDENTURE. AFTER THE TRANSFER, THE INDENTURE STILL HAS AN ASSET TO DEBT RATIO OF 141.8%.