



Federal Housing Finance Agency

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FINAL SUSPENSION ORDER

The Federal Housing Finance Agency, as safety and soundness regulator of Fannie Mae, Freddie Mac, and the eleven Federal Home Loan Banks (collectively the “regulated entities”), is issuing this Final Order pursuant to the following legal authorities:

1. Section 1313 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (Safety and Soundness Act), which authorizes FHFA to exercise such incidental powers as may be necessary in the supervision and regulation of the regulated entities. *See* 12 U.S.C. § 4513(a)(2);
2. Section 1313B of the Safety and Soundness Act, which authorizes FHFA to establish standards for the regulated entities regarding prudential management of risks. FHFA is authorized to issue orders requiring the regulated entities to take any action that will best carry out the purposes of that section. *See* 12 U.S.C. § 4513b(b)(2)(B)(iii); and
3. Section 1319G of the Safety and Soundness Act, which authorizes FHFA to issue any orders necessary to ensure that the purposes of the Safety and Soundness Act are accomplished. *See* 12 U.S.C. § 4526(a).

Consistent with these authorities, FHFA has determined that any business relationship between Matthew Allen Dickason and any of the regulated entities would present excessive risk to their safety and soundness.

This determination is based on the following findings:

1. Matthew Dickason was an attorney licensed to practice law in the State of Georgia until he was disbarred on April 6, 2020, due to his misconduct discussed below.
2. Matthew Dickason was the owner of Matthew A. Dickason, P.A., (hereinafter "the Dickason Firm"), a law firm located in the Northern District of Georgia. The Dickason Firm specialized in real estate transactions and acted as a closing firm, with responsibility for organizing and overseeing the closing of real estate transaction.
3. While in operation, the Dickason Firm was responsible for overseeing hundreds of real estate transactions totaling tens of millions of dollars.
4. During the course of the scheme to defraud, Matthew Allen Dickason misappropriated millions of dollars' worth of client funds.

5. It was part of the scheme to defraud that Matthew Allen Dickason accepted funds on behalf of clients seeking to purchase real estate. However, Dickason began misappropriating these client funds. The majority of the misappropriated funds were used for the operating expenses of the Dickason Firm. After misappropriating client funds, Dickason used new client funds to complete the prior real estate transactions.
6. In furtherance of the scheme to defraud, Matthew Allen Dickason caused to be transmitted fabricated information into the Dickason Firm's accounting system to make it appear the law practice was paying off a seller's mortgage when, in fact, he was misappropriating client funds. For instance, on April 18, 2019, Dickason caused the transmission of an entry into the accounting system falsely stating that the Dickason Firm had wired \$148,002.91 in satisfaction of a seller's mortgage. In actuality, Dickason did not use these funds for the real estate closing but had wired the funds to another bank account under his control.
7. Matthew Allen Dickason continued to misappropriate client funds until it became impossible to continue paying for new real estate transactions. At that point, victims suffered millions of dollars in losses, as the Dickason Firm was unable to pay for their real estate transactions.
8. On October 16, 2023, pursuant to a guilty plea, Matthew Dickason was convicted by the United States District Court for the Northern District of Georgia of wire fraud.
9. The conduct underlying the conviction described above occurred in connection with mortgage lending.
10. The above-referenced conviction constitutes covered misconduct, as that term is defined at 12 CFR 1227.2, that is of a type that would be likely to cause significant financial or reputational harm to a regulated entity or otherwise threaten the safe and sound operation of a regulated entity.

With this Final Order, FHFA is directing each regulated entity to cease or refrain from engaging in any business relationship with Matthew Allen Dickason indefinitely, beginning on July 11, 2024. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Matthew Allen Dickason's.

The Final Order's requirement for regulated entities to cease any business relationship with Matthew Allen Dickason does not apply to the existing or future purchase, sale, modification, foreclosure alternative transaction, or other foreclosure-related transaction of a residential mortgage loan owned by a regulated entity if Matthew Allen Dickason is the borrower of such residential mortgage loan and the transaction is for the borrower's own personal or household residence.

This Final Order is a final action of the Federal Housing Finance Agency.

Clinton Jones,
Suspending Official