



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 (the “regulated entities”), is issuing this Final Order pursuant to the following legal authorities:

1. Section 1313B of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (Safety and Soundness Act) 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).
2. Section 1319G of the Safety and Soundness Act 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).
3. Section 1313 of the Safety and Soundness Act authorizes FHFA to exercise such incidental powers as may be necessary in the supervision and regulation of each regulated entity. *See* 12 U.S.C. 4513(a)(2).

Consistent with these authorities, FHFA has determined that any business relationship between Dean Counce and a regulated entity would present excessive risk to the safety and soundness of the regulated entity.

This determination is based on the following findings:

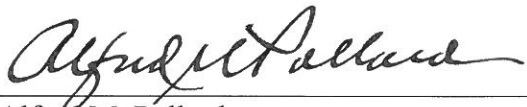
1. Dean Counce formed Mid-Florida Home Securing, LLC in or around 2007, in order to perform preservation and inspection work for homes in various phases of foreclosure. In or around 2009, Mr. Counce changed the name of the company to American Mortgage Field Services, LLC (AMFS); however, the principals, employees, and mission of the companies remained the same and both were located in the Middle District of Florida.
2. AMFS contracted with various lenders and loan services, such as Countrywide Home Loans and later Bank of America, to perform inspections of distressed properties. These inspections were mandated and ultimately paid for by Fannie Mae, Freddie Mac, or FHA.

3. Dean Counce and his co-conspirators created fraudulent and false property inspection reports that were electronically submitted to servicing lenders, including Bank of America, which caused the servicing lenders to wire funds to bank accounts controlled by Mr. Counce and his co-conspirators.
4. On February 20, 2013, Dean Counce was convicted in the United States District Court, Middle District of Florida, Tampa Division, of one count of Conspiracy to Commit Wire Fraud in violation of 18 U.S.C. 1349 and 1343.
5. As described in the Statement of Information filed in the United States District Court, Middle District of Florida, Tampa Division on July 2, 2012, the conduct underlying the conviction listed above occurred in connection with a financial transaction.

With this Final Order, FHFA is directing each regulated entity to cease any business relationship with Dean Counce indefinitely, beginning on December 20, 2016. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Dean Counce.

This Final Order's requirement for regulated entities to cease any business relationship with Dean Counce 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 Dean Counce 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.



Alfred M. Pollard
Suspending Official

10 - 21 - 2016

Date: