



Federal Housing Finance Agency

Constitution Center
400 7th Street, S.W.
Washington, D.C. 20219
Telephone: (202) 649-3800
Facsimile: (202) 649-1071
www.FHFA.gov

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 Emmanuel Lopez and the regulated entities would present excessive risk to their safety and soundness.

This determination is based on the following findings:

1. Between 2010 and 2019, Emmanuel Lopez conspired with others to defraud lenders and homeowners of possession of residential properties.
2. On or about October 31, 2016, in the County of Los Angeles, the crime of Identity Theft, in violation of Penal Code 530.S(a), a felony, was committed by Emmanuel Lopez, who did willfully and unlawfully obtain personal identifying information of an individual and used that information for an unlawful purpose and to obtain, and attempt to obtain credit, goods, services, real property, and medical information without that person’s consent.
3. On April 8, 2021, Emmanuel Lopez pled guilty to PC 530.5(a) Identity Theft and was sentenced to 364 days in jail, and two (2) years of probation.
4. The conduct underlying the conviction described above occurred in connection with a mortgage business and financial transactions.

With this Final Order, FHFA is directing each regulated entity to cease or refrain from engaging in any business relationship with Emmanuel Lopez, for a term of five (5) years, beginning on December 28, 2022. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Emmanuel Lopez's.

The Final Order's requirement for regulated entities to cease any business relationship with Emmanuel Lopez 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 Emmanuel Lopez 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