



# Federal Housing Finance Agency

Constitution Center  
400 7<sup>th</sup> Street, S.W.  
Washington, D.C. 20219  
Telephone: (202) 649-3800  
Facsimile: (202) 649-1071  
[www.FHFA.gov](http://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 Kimberly Lynn Doren and the regulated entities would present excessive risk to their safety and soundness.

This determination is based on the following findings:

1. Kimberly Lynn Doren was the processing manager and senior negotiator at Elias Realty and Moody, Keegan, Nelson & Associates. She was also a real estate salesperson, licensed by the state of Michigan. Kimberly Lynn Doren also conducted business as KLD Consulting, LLC, a Michigan limited liability company she organized.
2. Kimberly Lynn Doren, from in or around September 2012 through at least February 2013, in the Eastern District of Michigan, Southern Division, did knowingly execute, and attempt to execute, a scheme or artifice to obtain money, funds, or other property owned by, or in the custody and control of, financial institutions as defined in 18 U.S.C. § 20, by means of false and fraudulent pretenses, representations and promises.
3. Kimberly Lynn Doren used her business entity, KLD Consulting, to pose as a straw buyer on behalf of her employer, William Elias and his business entity, Michigan Property Ventures, the true buyer, to circumvent disclosures to the lenders of the true purchasers of listed properties. Elias Realty was negotiating the short sales on behalf of its own owner.

4. Many of the mortgages held on the short sale properties conducted by Kimberly Lynn Doren and others, or under their supervision and direction, were owned by Fannie Mae and Freddie Mac.
5. On January 12, 2022, Kimberly Lynn Doren was sentenced by the United States District Court for the Eastern District of Michigan to imprisonment for a term of one (1) day time served and three (3) years' supervised release for Bank Fraud.
6. The conduct underlying the conviction described above occurred in connection with financial and real estate transactions.

With this Final Order, FHFA is directing each regulated entity to cease or refrain from engaging in any business relationship with Kimberly Lynn Doren, for a term of five (5) years, beginning on December 7, 2022. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Kimberly Lyn Doren.

The Final Order's requirement for regulated entities to cease any business relationship with Kimberly Lynn Doren 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 Kimberly Lynn Doren 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