



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) authorizing 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 of 1992 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 authorizing 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 Rafael Peralta and the regulated entities would present excessive risk to their safety and soundness.

This determination is based on the following findings:

1. Rafael Peralta was the chief executive officer of Puccio Remodeling, LLC, a limited liability company in New Jersey.
2. Rafael Peralta and others submitted false and fraudulent documents, including loan applications, to lenders to influence their decision to approve and fund FHA Home Equity Conversion Mortgages (HECM) for homeowners.
3. Rafael Peralta and others prepared and caused to be prepared inflated real estate appraisals that falsely increased the value of the properties securing the HECMs, thereby influencing each lender’s decision to provide loans in amounts greater than what would otherwise be available.

4. Rafael Peralta and others caused the submission of false and fraudulent HUD-1 settlement statements to lenders to conceal the disbursement of loan funds to himself and entities over which they had control.
5. On October 20, 2021, Rafael Peralta was sentenced by the United States District Court for the District of New Jersey to imprisonment for a term of time served and two (2) years supervised release for Conspiracy to Commit Bank Fraud.
6. On February 22, 2022, Rafael Peralta was debarred by the Department of Housing and Urban Development (HUD) from procurement and nonprocurement transactions, as either a principal or participant, with HUD and throughout the Executive Branch of the Federal Government for a three (3) year period.
7. The conduct underlying the conviction described above occurred in connection with real estate transactions.

With this Final Order, FHFA is directing each regulated entity to cease or refrain from engaging in any business relationship with Rafael Peralta for a term of five (5) years, beginning on August 15, 2022. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Rafael Peralta.

The Final Order's requirement for regulated entities to cease any business relationship with Rafael Peralta 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 Rafael Peralta 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