



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 Jose Ruiz 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. Jose Ruiz operated a telemarketing business in San Diego, California using various entity names and marketed mortgage loan modification services to persons facing possible foreclosure, through which he would obtain marketing leads for people likely in need of loan modifications.
2. Through his entities, Jose Ruiz produced misleading information that directed potential victims to contact his entities to receive information regarding mortgage loan modification services, and would fraudulently indicate that his entities were affiliated with the United States Department of Housing and Urban Development (HUD).

3. Jose Ruiz caused interstate wire communications to be used to make false and fraudulent statements and representations in order to induce customers to send modified mortgage payments to his entities instead of the victim's lender.
4. On or about July 19, 2103, Jose Ruiz was sentenced in the United States District Court, Southern District of California for mail fraud and money laundering to fifty-seven (57) months imprisonment and three (3) years of supervised release.
5. As described in the Indictment filed in the United States District Court, Southern District of California on April 26, 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 Jose Ruiz for ten (10) years, beginning on July 19, 2017. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Jose Ruiz.

The Final Order's requirement for regulated entities to cease any business relationship with Jose Ruiz 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 Jose Ruiz 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

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Date: