



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 Tania Masvidal 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. Tania Masvidal and a co-conspirator controlled and managed EZY Mortgage, Inc., a Florida corporation engaged in the mortgage business. She was also listed as an officer of Hope Investments at Kendall, Inc., and Best Investments and Consultants of Miami, Inc.
2. Tania Masvidal, along with others, recruited numerous straw buyers to purchase condominium units and made, or caused to be made, false and fraudulent representations on the buyers’ loan applications and supporting documents submitted to lenders, including false representations concerning buyers’ income, employment, assets, or intent to occupy as a primary residence, among other things.

3. Tania Masvidal, along with others, knowingly prepared and caused to be prepared false and fraudulent HUD-1s which, among other things, falsely represented to lenders that buyers had met their cash-to-close obligations, when in fact the cash-to-close funds obligation was satisfied by the seller.
4. On December 3, 2014, Tania Masvidal was sentenced by the United States District Court, Southern District of Florida, Miami Division for a total of thirty-five (35) months imprisonment, followed by five (5) years of supervised release for Conspiracy to Commit Bank Fraud.
5. On August 2, 2016, the U.S. Department of Housing and Urban Development (“HUD”) debarred Tania Masvidal from procurement and non-procurement transactions, as either a principal or participant, with HUD and throughout the Executive Branch of the Federal Government for an indefinite period, beginning June 4, 2014.
6. As described in the Statement of Information filed in the United States District Court, Southern District of Florida, Miami Division on May 2, 2014, and the HUD Notice of Proposed Debarment dated April 21, 2016, the conduct underlying the conviction and debarment 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 Tania Masvidal indefinitely, beginning on August 31, 2018. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Tania Masvidal.

The Final Order’s requirement for regulated entities to cease any business relationship with Tania Masvidal 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 Tania Masvidal 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.



Suspending Official:



Date: