



# 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 Leidy 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. Leidy Masvidal and a co-conspirator controlled and managed EZY Mortgage, Inc., a Florida corporation engaged in the mortgage business. Leidy Masvidal and a co-conspirator also controlled Best Investments and Consultants of Miami, Inc.
2. Leidy 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. Leidy 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 January 1, 2015, Leidy Masvidal was sentenced by the United States District Court, Southern District of Florida, Miami Division to thirty-three (33) months imprisonment, followed by five (5) years of supervised release for Conspiracy to commit bank fraud, Bank Fraud, and Structuring financial transactions.
5. On October 18, 2016, the U.S. Department of Housing and Urban Development (“HUD”) debarred Leidy 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 from June 10, 2014.
6. The conduct above occurred in connection with real estate transactions.

With this Final Order, FHFA is directing each regulated entity to cease any business relationship with Leidy Masvidal indefinitely, beginning on March 25, 2019. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Leidy Masvidal.

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

  
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Alfred M. Follard, Suspending Official

2-8-2019  
Date: