



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 James Murray 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. James Murray was a general contractor who operated two companies, Murray Home Improvement and Express Property Services & Home Improvement.
2. Joanne Murray, his wife, joined a real estate brokerage in Springfield, MA (the “Brokerage”), where she worked primarily to sell properties with foreclosed mortgages.
3. Freddie Mac engaged the Brokerage to sell hundreds of foreclosed properties, for which Joanna Murray handled the bulk of this work. In this capacity, she inspected the properties, recommended repair or improvement projects, solicited vendor bids for projects, provided vendor bids to Freddie Mac or its outsourcers, directed the winning vendor to perform the work, inspected the work when it was done, and submitted invoices for purposed reimbursement of the Brokerage’s payment of vendor bills.

4. In direct contravention of Freddie Mac's policies and requirements, Joanna Murray agreed to provide James Murray with the vast majority of the Brokerage's Freddie Mac vendor work in exchange for the Brokerage retaining approximately 10% of the money that Freddie Mac paid the Brokerage as purposed reimbursement for bills.
5. James Murray and co-conspirators engaged in schemes to defraud Freddie Mac and to conceal from Freddie Mac the schemes to defraud.
6. On January 30, 2020, James Murray was sentenced by the United States District Court, District of Massachusetts, to imprisonment for a term of eighteen (18) months and three (3) years of supervised release.
7. The conduct above occurred in connection with real estate and financial transactions.

With this Final Order, FHFA is directing each regulated entity to cease any business relationship with James Murray for five (5) years, beginning on October 26, 2020. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of James Murray.

This Final Order's requirement for regulated entities to cease any business relationship with James Murray 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 James Murray 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