



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 (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), which authorizes 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, which 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, which 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).

Consistent with these authorities, FHFA has determined that any business relationship between Sharif Rashed and any of the regulated entities would present excessive risk to their safety and soundness.

This determination is based on the following findings:

1. Sharif Rashed was, during all relevant times, a real estate appraiser licensed to operate in the state of New York. Rashed operated as an appraiser through his company, Coast to Coast Appraisal, Inc., which was hired to conduct appraisals for, among other things, real estate transactions.
2. Sharif Rashed conspired with others to defraud various financial institutions and mortgage lending institutions by submitting false information about assets and income of the purchasers of properties, many of whom were compensated as straw purchasers. These straw purchasers often did not make any down payments on properties.
3. Sharif Rashed created appraisal reports that falsely inflated the value of the properties to be purchased by unqualified borrowers. These false reports were fraudulently submitted with the mortgage loan applications to lending institutions to induce them into approving mortgage loans to borrowers.

4. At or around the time of the closings of the properties, Sharif Rashed and others diverted for their own use the portion of the loan proceeds that exceeded the actual value of the properties.
5. On May 24, 2013, pursuant to a guilty plea, Sharif Rashed was convicted by the United States District Court for the Eastern District of New York of conspiracy to commit bank fraud and wire fraud and was sentenced to no imprisonment and one (1) year of probation.
6. The conduct underlying the conviction described above occurred in connection with a mortgage business and financial transactions.

With this Final Order, FHFA is directing each regulated entity to cease or refrain from engaging in any business relationship with Sharif Rashed indefinitely, beginning on July 20, 2023. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Sharif Rashed's.

The Final Order's requirement for regulated entities to cease any business relationship with Sharif Rashed 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 Sharif Rashed 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