



Federal Housing Finance Agency

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FINAL SUSPENSION ORDER

The Federal Housing Finance Agency (“FHFA”), as safety and soundness regulator of the Federal National Mortgage Association (“Fannie Mae”), Federal Home Loan Mortgage Corporation (“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, as amended by the Housing and Economic Recovery Act of 2008 (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).
4. 12 CFR § 1227.6, which outlines the grounds for issuance of a final suspension order and the factors that may be considered by the suspending official.

Consistent with these authorities, FHFA has determined it is appropriate to prohibit the regulated entities from engaging in any business relationship with Maria Del Carmen Montes.

This determination is based on the following findings:

1. Maria Del Carmen Montes was a licensed real estate broker in Florida until her license was revoked.
2. Beginning in or around August 2017, and continuing through in or around March 2021, Montes and other co-conspirators agreed to create and execute a mortgage fraud scheme targeting a mortgage company.
3. As a part of the scheme, Montes would create false paystubs and other documents for would-be buyers in the name of a transportation company, which did not in fact employ the buyers. Montes would instruct a co-conspirator at the transportation company to sign and return false verification of employment forms (“VOEs”) and provide false verbal

VOEs to the mortgage company. After receiving the falsified VOEs, the co-conspirator would email them back to Montes and/or her co-conspirator. Montes and/or the co-conspirator then inserted false employment and income information on the VOEs, before returning them to the co-conspirator for her signature. The co-conspirator would also complete and submit false VOEs in the names of purported employees of companies he controlled, despite those individuals never having worked for those companies. These false documents were used to deceive the mortgage company into approving mortgage loans.

4. Based on this misconduct and pursuant to a guilty plea, on January 22, 2024, Montes was convicted by the United States District Court for the Middle District of Florida of bank fraud and sentenced to 33 months of imprisonment and 5 years of supervised release.
5. The misconduct underlying the above conviction described above occurred in connection with mortgages and a mortgage business.
6. The above-referenced conviction constitutes covered misconduct, as that term is defined at 12 CFR 1227.2, and is of a type that would be likely to cause significant financial or reputational harm to a regulated entity or otherwise threaten the safe and sound operation of a regulated entity.

With this Final Order, FHFA is directing each regulated entity to cease or refrain from engaging in any business relationship with Maria Del Carmen Montes indefinitely, beginning on December 10, 2025.

The Final Order's requirement for the regulated entities to indefinitely cease any business relationship with Maria Del Carmen Montes 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 Maria Del Carmen Montes 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