



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, Pub. L. No. 110-289, 122 Stat. 2654 (codified as 12 U.S.C. § 4511 et seq.), (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).
2. Section 1313B of the 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).
3. 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).
4. 12 CFR § 1227.6, FHFA’s regulation governing the issuance of a final suspension order and the factors that may be considered by the suspending official.

Consistent with these authorities, FHFA has determined that any business relationship between James Philip Blose (“Blose”) and any of the regulated entities would present excessive risk to their safety and soundness.

This determination is based on the following findings:

1. At all times relevant to the offense, Blose was a resident of the State of Connecticut.
2. From approximately 2013 to approximately February 2023, the date of his resignation, Blose was an employee of a Federal Deposit Insurance Corporation insured financial institution (the “Bank”).
3. Prior to his resignation, Blose held various positions and titles at the Bank including, among others, Executive Vice President, General Counsel, and Corporate Secretary. As

part of his employment, Blose provided legal services including commercial loan closing, real estate closing, and other transactions for the Bank.

4. Beginning in or about at least May of 2015 and continuing until his suspension and ultimate resignation in February of 2023, Blose knowingly devised and executed a scheme to obtain funds belonging to the Bank by means of materially false and fraudulent representations and thereafter used the funds for his own personal use and benefit. Blose executed the scheme by fraudulently retaining a portion of closing costs due to the Bank in certain commercial loan transactions through Interest on Lawyer Accounts. In certain real estate transactions, in which the Bank was the seller, Blose fraudulently retained portions of the sale proceeds that were due to the Bank. In doing so, Blose created false documents in some of those real estate transactions to conceal his theft, such as by falsifying the Bank's copy of the closing statement. Over the course of the scheme, Blose fraudulently took approximately \$7.4 million from the Bank.
5. Based on this misconduct and pursuant to a guilty plea, on April 29, 2025, Blose was convicted by the United States District Court for the District of Connecticut of bank fraud and engaging in illegal monetary transactions and was sentenced to forty-eight (48) months of imprisonment followed by three (3) years of supervised release.
6. The conduct underlying the conviction described above occurred in connection with a mortgage business and real estate transactions.
7. The above-referenced conviction constitutes covered misconduct, as that term is defined at 12 CFR 1227.2, that 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 James Philip Blose indefinitely, beginning on February 24, 2026.

The Final Order's requirement for the regulated entities to indefinitely cease any business relationship with James Philip Blose 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 Philip Blose 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