Federal Housing Finance Agency

Constitution Center
400 7th Street, S.W.
Washington, D.C. 20219
Telephone: (202) 649-3800
Facsimile: (202) 649-1071
www.FHFA.gov

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 the regulated entities. *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 Scott Adam Kaveny ("Kaveny") engaged in "covered misconduct" 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.

This determination is based on the following findings:

1. Kaveny was a resident of the greater Salt Lake City area in Utah.

2. Kaveny was involved in a multi-layered mortgage fraud scheme involving credit repair, bank fraud, and Small Business Administration fraud.

3. In or around September 2019, Kaveny was referred to Jeff Funding for credit repair and "funding," or unsecured personal loans or credit. Jeff Funding advised it could remove negative information from Kaveny's credit report and history. As part of the process,

Kaveny signed documents stating that if contacted by a creditor, he was to indicate he did not know why he was being contacted. Further, the documents advised that it was imperative Kaveny not acknowledge any past debts to any creditor during the process and always state he submitted the application.

4. Kaveny knew Jeff Funding would obtain a mortgage in his name but that he would not be responsible for paying the mortgage, and that the mortgage would boost his credit score so that he could then obtain additional loans and credit using the fraudulently boosted credit.

5. Kaveny knew Jeff Funding disputed and blocked his prior bankruptcies, debts, and other negative information that was correctly reported on his credit report to falsely raise his credit score. Kaveny obtained several lines of credit through Jeff Funding and was told to lie to lenders regarding his employment and salary to qualify for loans.

6. Based on this misconduct and pursuant to a guilty plea, judgment was entered against Kaveny on September 17, 2025. Kaveny was convicted by the United States District Court for the Southern District of Texas of conspiracy to make false statements and writings. Kaveny was sentenced to twenty-four (24) months of probation. Restitution was ordered in the amount of $5,192.31.

7. 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 covered transaction with Scott Adam Kaveny indefinitely, beginning on September 9, 2026.

The Final Order's requirement for the regulated entities to indefinitely cease engaging in any covered transaction with Scott Adam Kaveny 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 Scott Adam Kaveny 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

Digitally signed by CLINTON JONES
Date: 2026.07.23 07:24:43 -04'00'

Clinton Jones,
Suspending Official