



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 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 Edward John Fitzgerald (a/k/a “Ed Fitzgerald”, a/k/a “G. Edward Fitzgerald”) (“Fitzgerald”) 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. Fitzgerald resided in Fairfax, Virginia and served as a financial advisor.
2. From in or about July 2016 through in or about July 2022, Fitzgerald, along with others did knowingly conspire and agree to commit mail fraud and wire fraud by submitting materially false information to financial institutions in order to secure loans on behalf of borrowers who were obtaining commercial and residential real estate or refinancing properties they already owned.

3. Based on representations made by Fitzgerald, his clients voluntarily entrusted him with their funds, financial records, and personal identifying information for the stated purpose of facilitating real estate transactions. Fitzgerald subsequently transmitted this sensitive information to a co-conspirator and to loan officers at various financial institutions. Using the victims' information, Fitzgerald and the co-conspirator executed real estate transactions, at times without the victims' knowledge, consent, or direct participation.
4. The loan documentation prepared and submitted by Fitzgerald and the co-conspirator contained multiple material misrepresentations, including inflated income figures, concealed liabilities, and fabricated employment histories. In certain instances, they used clients' personal identifying information to make those clients unwitting signatories or cosigners on loans taken out for properties associated with other clients, thereby strengthening the fraudulent applications and increasing the likelihood of approval by the financial institutions.
5. As a result of these misrepresentations, lenders approved and funded real estate loans totaling millions of dollars over several years. Sometimes, instead of disbursing the proceeds to the intended clients, Fitzgerald and the co-conspirator diverted funds for their own benefit.
6. In July 2020, Fitzgerald and a co-conspirator devised a scheme to obtain a commercial real estate loan for a property located in Washington, D.C. They submitted a loan financing sheet in the name of a victim, falsely asserting that the victim owned the property, intended to obtain a loan secured by the building, and leased multiple units to rent-paying tenants, including another victim. In truth, the victim neither knew of, nor authorized the application, and did not sign the submitted documents. To support the application, Fitzgerald and others submitted a falsified personal financial statement bearing the victim's forged signature, along with fabricated leases and an artificial rent roll, despite knowing that most units in the building were unoccupied and generated no income.
7. Relying on these material misrepresentations, the lender approved and funded a \$1.3 million loan for the D.C. property. At the loan closing, the proceeds were not provided to the victim but were instead transferred to accounts under the control of Fitzgerald and his co-conspirators.
8. Based on this misconduct and after pleading guilty, judgment was entered against Fitzgerald on January 20, 2026. Fitzgerald was convicted by the United States District Court for the Eastern District of Virginia of conspiracy to commit mail and wire fraud. Fitzgerald was sentenced to sixty (60) months imprisonment followed by five (5) years of supervised release. Restitution was ordered in the amount of \$2,327,497.44.
9. 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 Edward John Fitzgerald indefinitely, beginning on September 23, 2026.

The Final Order's requirement for the regulated entities to indefinitely cease engaging in any covered transaction with Edward John Fitzgerald 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 Edward John Fitzgerald 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.

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JONES



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Clinton Jones,
Suspending Official