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 suspension order (the "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.

Consistent with these authorities, FHFA has determined that Bun Khath ("Khath") engaged in 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.

This determination is based on the following findings:

1. Khath was a resident of Houston, Texas. *See United States v. Khath,* No. 4-23-cr-00328 (S.D. Tex. Feb. 11, 2025), ECF No. 131 (Plea Agreement).

2. Khath operated as a loan broker and was associated with Zonda Solutions, LLC ("Zonda") and BKJ Business Equipment, LLC ("BKJ"). BKJ was a shell company that Khath used to commit the fraud by, among other things, issuing fraudulent invoices for fictitious equipment sales to obtain fraudulent bank loans. Khath was a member and president of BKJ. Zonda was formed in June 2018 and at one point listed Khath and a co-conspirator as its managers. *Id*.

3. Zonda and BKJ are affiliates of Khath as that term is defined at 12 CFR § 1227.2, as evidenced by his position at the companies and his use of them to facilitate the scheme detailed below.

4. Starting from at least 2016 through at least 2021, Khath along with others, conspired to commit bank fraud in violation of 18 U.S.C § 1349. The scheme was facilitated by preparing or causing to be prepared loan applications that contained false and fraudulent information and fraudulent documents such as fraudulent income tax returns, financial statements, bank account statements, and equipment invoices to obtain loans from financial institutions, and depositing fraudulently obtained loan funds into designated bank accounts via wire transfer and other means for Khath's own benefit and the benefit of his co-conspirators. The fraudulent scheme encompassed dozens of loans totaling at least $40 million in fraudulent loan proceeds. *Id*.

5. The various lenders who were defrauded were insured by the Federal Deposit Insurance Corporation, National Credit Union Share Insurance Fund—administered by the National Credit Union Administration, and the Small Business Administration. *Id*.

6. On or about October 7, 2020, Khath and his co-conspirators obtained a fraudulent loan for $1,737,000 from a lender using falsified documents, including a falsified equipment invoice from BKJ and fraudulent income tax documents showing inflated income prepared by a co-conspirator. Khath deposited the fraudulently obtained loan proceeds into a BKJ account he was the only signor on. Khath disbursed the loan proceeds through a series of wire transfers to various co-conspirators in violation of 18 U.S.C. § 1957. *Id*.

7. Based on this misconduct and pursuant to a guilty plea, judgment was entered against Khath on March 9, 2026. Khath was convicted by the United States District Court for the Southern District of Texas of unlawful monetary transactions and of aiding and abetting in violation of 18 U.S.C. §§ 1957 and 2. Khath was sentenced to one hundred twenty (120) months of imprisonment, followed by three (3) years of supervised release. Restitution was ordered in the amount of $12,141,195. *See Khath*, No. 4-23-cr-00328 (S.D. Tex. Mar. 9, 2026), ECF No. 236 (Judgment).

8. 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 directs each regulated entity to indefinitely cease or refrain from engaging in any covered transaction with Bun Khath, beginning on November 16, 2026.

The Final Order shall have no effect on any transaction involving a residential mortgage loan if the loan is secured by Bun Khath’s own personal or household residence.

This Final Order shall not limit the authority of FHFA to pursue any other regulatory or supervisory action with respect to any regulated entity or any other person and any affiliates thereof, whether instead of or in addition to this action. Likewise, this Final Order shall not limit the authority of any regulated entity to take any action it determines appropriate to address risks from any person and any affiliates thereof with which it engages in covered transactions.

This Final Order is a final action of the Federal Housing Finance Agency.

CLINTON JONES

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Clinton Jones,
Suspending Official