

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA

CASE NO. _____

UNITED STATES OF AMERICA

vs.

CLAUDIA ROJAS,

Defendant.

PLEA AGREEMENT

The United States of America and CLAUDIA ROJAS (hereinafter referred to as the "defendant") enter into the following agreement:

1. The defendant agrees to waive indictment and plead guilty to Count 1 of the Information, which charges the defendant with conspiracy to commit wire fraud, in violation of Title 18, United States Code, Section 1349.

2. The defendant agrees to a reasonable statement of offense to be filed with this plea agreement and agrees that those facts establish guilt of the offense charged beyond a reasonable doubt. The statement of offense, which is hereby incorporated into this plea agreement, constitutes a stipulation of facts for purposes of Section 1B1.2(a) of the Sentencing Guidelines.

3. The defendant is aware that the sentence will be imposed by the Court after considering the Federal Sentencing Guidelines and Policy Statements (hereinafter "Sentencing Guidelines"). The defendant acknowledges and understands that the Court will compute an advisory sentence under the Sentencing Guidelines and that the applicable guidelines will be determined by the Court relying in part on the results of a Pre-Sentence Investigation by the Court's Probation

Office, which investigation will commence after the guilty plea has been entered. The defendant is also aware that, under certain circumstances, the Court may depart from the advisory sentencing guideline range that it has computed, and may raise or lower that advisory sentence under the Sentencing Guidelines. The defendant is further aware and understands that the Court is required to consider the advisory guideline range determined under the Sentencing Guidelines, but is not bound to impose that sentence; the Court is permitted to tailor the ultimate sentence in light of other statutory concerns, and such sentence may be either more severe or less severe than the Sentencing Guidelines' advisory sentence. Knowing these facts, the defendant understands and acknowledges that the Court has the authority to impose any sentence within and up to the statutory maximum authorized by law for the offenses identified in paragraph 1 and that the defendant may not withdraw the plea solely as a result of the sentence imposed.

4. The defendant also understands and acknowledges that the Court may impose a statutory maximum term of imprisonment of up to twenty (20) years, followed by a term of supervised release of up to three (3) years. In addition to a term of imprisonment and supervised release, the Court also may impose a fine of up to \$250,000, or twice the gross gain to the defendant or twice the gross loss to victims, whichever is greater, and may also order forfeiture and must order restitution.

5. The defendant further understands and acknowledges that, in addition to any sentence imposed under paragraph three (3) of this agreement, a special assessment in the amount of \$100 will be imposed on the defendant. The defendant agrees that any special assessment imposed shall be paid at the time of sentencing.

6. The Office of the United States Attorney for the Southern District of Florida and the Criminal Division of the United States Department of Justice (hereinafter "Office") reserves the right to inform the Court and the Probation Office of all facts pertinent to the sentencing process, including all relevant information concerning the offenses committed, whether charged or not, as well as concerning the defendant and the defendant's background. Subject only to the express terms of any agreed-upon sentencing recommendations contained in this agreement, this Office further reserves the right to make any recommendation as to the quality and quantity of punishment.

7. This Office agrees that it will recommend at sentencing that the Court reduce by three levels the sentencing guideline level applicable to the defendant's offense, pursuant to Section 3E1.1 of the Sentencing Guidelines, based upon the defendant's recognition and affirmative and timely acceptance of personal responsibility. However, this Office will not be required to make this sentencing recommendation if the defendant: (1) fails or refuses to make full, accurate and complete disclosure to the Probation Office of the circumstances surrounding the relevant offense conduct; (2) is found to have misrepresented facts to the government prior to entering this plea agreement; or (3) commits any misconduct after entering into this plea agreement, including but not limited to committing a state or federal offense, violating any term of release, or making false statements or misrepresentations to any governmental entity or official.

8. This Office and the defendant agree that, although not binding on the Probation Office or the Court, they will jointly recommend that the Court make the following findings and conclusions as to the sentence to be imposed:

(a) That the base offense level is seven (7) under U.S.S.G. § 2B1.1(a);

(b). Loss: The loss associated with the properties involved in this fraud scheme is not fully discernible at this time, since some of the units are still in default and not yet foreclosed. As a result, the parties agree to recommend that the defendant's loss be calculated as the actual loss to the United States Housing and Urban Development related to the mortgage fraud scheme as of the date of this plea agreement, and in no event more than \$2,148,730. Therefore, the relevant amount of actual, probable or intended loss under Section 2B1.1(b)(1)(1) of the Sentencing Guidelines resulting from the offense committed in this case is more than \$1,000,000 but less than \$2,500,000, resulting in a 16-level enhancement; and,

(c). Total Offense Level: That the applicable offense level under all of the circumstances of the offense(s) committed by the defendant, and assuming a three-level departure for acceptance of responsibility under Section 3E1.1 of the Sentencing Guidelines, is Level 20.

9. This agreement does not limit the defendant's ability to argue that the loss amount above overstates the seriousness of the defendant's misconduct and that as a result a departure is warranted pursuant to Section 5K2.0 of the Sentencing Guidelines. However, in such case, the government reserves the right to submit argument regarding the appropriate size of any departure.

10. The defendant agrees to pay restitution as determined by the Court. The government is not limited by the figure above when arguing for restitution.

11. The defendant agrees that she shall cooperate fully with this Office by:

(a). providing truthful and complete information and testimony, and producing documents, records and other evidence, when called upon by this Office, whether in interviews, before a grand jury, or at any trial or other court proceeding;

(b). appearing at such grand jury proceedings, hearings, trials, and other judicial

proceedings, and at meetings, as may be required by this Office; and,

(c) if requested by this Office, working in an undercover role to contact and negotiate with others suspected and believed to be involved in criminal misconduct under the supervision of, and in compliance with, law enforcement officers and agents.

12. This Office reserves the right to evaluate the nature and extent of the defendant's cooperation and to make the defendant's cooperation, or lack thereof, known to the court at the time of sentencing. If in the sole and unreviewable judgment of this Office the defendant's cooperation is of such quality and significance to the investigation or prosecution of other criminal matters as to warrant the court's downward departure from the sentence required by the Sentencing Guidelines, this Office may at or before sentencing make a motion pursuant to Section 5K1.1 of the Sentencing Guidelines, 18 U.S.C. §3553(e), or a Rule 35 motion subsequent to sentencing, reflecting that the defendant has provided substantial assistance and recommending sentence reduction. The defendant acknowledges and agrees, however, that nothing in this Agreement may be construed to require this Office to file such a motion and that this Office's assessment of the nature, value, truthfulness, completeness, and accuracy of the defendant's cooperation shall be binding on the defendant.

13. The defendant understands and acknowledges that the court is under no obligation to grant a government motion pursuant to Title 18, United States Code, Section 3553(e), 5K1.1 of the Sentencing Guidelines or Rule 35 of the Federal Rules of Criminal Procedure, as referred to in paragraph twelve (12) of this agreement, should the government exercise its discretion to file such a motion.

14. The defendant is aware that the sentence has not yet been determined by the Court. The defendant also is aware that any estimate of the probable sentencing range or sentence that the

knew the incomes on the returned VOEs were insufficient for the borrower to qualify for the loan. In these instances, CLAUDIA ROJAS and the other co-conspirator loan processors took direction from co-conspirators known and unknown and either:

- (i) sent the VOE to the loan officer;
- (ii) sent the VOE to another fax number that did not belong to the borrower's employer, in which case the VOEs would then be returned to the loan processor, including Defendant ROJAS, a short time later with false and fraudulent representations for the borrowers' employment and income that would falsely give the appearance that the borrower qualified for the loan;
- (iii) altered the VOE; or,
- (iv) created a new VOE with false and fraudulent information;

all to make the borrower appear to be qualified and process the loan application for approval.

CLAUDIA ROJAS and the other loan processors then destroyed the original VOEs and processed the loan applications to the GCMB underwriters for approval with the new VOEs even though CLAUDIA ROJAS and the other co-conspirator loan processors knew the applications contained false and fraudulent representations and had not been filled out by the borrowers' actual employer. For instance, one borrower, J.S., provided Defendant ROJAS with a VOE that stated she worked as an account manager at B.F. and earned approximately \$11.00/hour. The VOE was signed by her employer, S.B. However, the income on the VOE in the borrower's loan file that was used to approve her loan was altered to state that the borrower earned approximately \$21.15/hour and several of the numbers were inflated in her gross earnings to reflect that change. Also a check mark was added to the block intended to demonstrate that

defendant may receive, whether that estimate comes from the defendant's attorney, this Office, or the Probation Office, is a prediction, not a promise, and is not binding on this Office, the Probation Office or the Court. The defendant understands further that any recommendation that this Office makes to the Court as to sentencing, whether pursuant to this agreement or otherwise, is not binding on the Court and the Court may disregard the recommendation in its entirety. The defendant understands and acknowledges, as previously acknowledged in paragraph three (3) above, that the defendant may not withdraw his plea based upon the Court's decision not to accept a sentencing recommendation made by the defendant, this Office, or a recommendation made jointly by both the defendant and this Office.

15. In the event the defendant withdraws from this agreement prior to or after pleading guilty to the charges identified in paragraph one (1) above or otherwise fails to fully comply with any of the terms of this plea agreement, this Office will be released from its obligations under this agreement, and the defendant agrees and understands that: (a) she thereby waives any protection afforded by the proffer letter agreement between the parties, signed by the defendant on April 17, 2012, Section 1B1.8 of the Sentencing Guidelines, Rule 11(f) of the Federal Rules of Criminal Procedure, and Rule 410 of the Federal Rules of Evidence, and that any statements made by her as part of plea discussions, any debriefings or interviews, or in this agreement, whether made prior to or after the execution of this agreement, will be admissible against her without any limitation in any civil or criminal proceeding brought by the government; and, (b) the defendant stipulates to the admissibility and authenticity, in any case brought by the United States in any way related to the facts referred to in this agreement, of any documents provided by the defendant or her representatives to any state or federal agency and/or this Office.

16. The defendant is aware that Title 18, United States Code, Section 3742 affords the defendant the right to appeal the sentence imposed in this case. Acknowledging this, in exchange for the undertakings made by this Office in this plea agreement, the defendant hereby waives all rights conferred by Section 3742 to appeal any sentence imposed, including any restitution order, or to appeal the manner in which the sentence was imposed, unless the sentence exceeds the maximum permitted by statute or is the result of an upward departure from the guideline range that the Court establishes at sentencing. The defendant further understands that nothing in this agreement shall affect this Office's right and/or duty to appeal as set forth in Title 18, United States Code, Section 3742(b). However, if this Office appeals the defendant's sentence pursuant to Section 3742(b), the defendant shall be released from the above waiver of appellate rights. By signing this agreement, the defendant acknowledges that she has discussed the appeal waiver set forth in this agreement with her attorney. The defendant further agrees, together with this Office, to request that the Court enter a specific finding that the defendant's waiver of her right to appeal the sentence to be imposed in this case was knowing and voluntary.

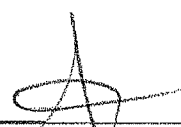
17. This is the entire agreement and understanding between this Office and the defendant. There are no other agreements, promises, representations, or understandings.

WIFREDO A. FERRER
UNITED STATES ATTORNEY

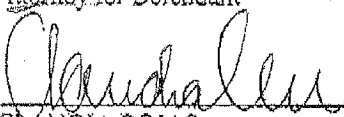
Date: 7/20/2012

By: Maryann McCarthy
DENIS J. McNERNEY
Chief
MARY ANN McCARTHY
Trial Attorney
Criminal Division, Fraud Section
U.S. Department of Justice

Date: 7/17/2012

By: 
GUSTAVO J. GARCIA-MONTES
Attorney for Defendant

Date: 7/17/12

By: 
CLAUDIA ROJAS
Defendant