AMERICAN OVERSIGHT

September 17, 2025

VIA EMAIL

FHFA FOIA Requester Service Center
400 7th St. SW
Fourth Floor
Washington, DC 20219
foia@fhfa.gov

Re: Freedom of Information Act Request

Dear FOIA Officer(s):

Pursuant to the Freedom of Information Act (FOIA), 5 U.S.C. § 552, and the implementing regulations of your agency, American Oversight makes the following request for records.

On August 20, 2025, President Donald Trump called for the resignation of Federal Reserve Board of Governors Member Lisa Cook.[1] President Trump issued this call following claims from Bill Pulte, director of the Federal Housing Authority (FHFA), that Ms. Cook had committed mortgage fraud.[2] Mr. Pulte has similarly reported U.S. Senator Adam Schiff and New York Attorney General Letitia James to the U.S. Department of Justice (DOJ) for investigation and prosecution for alleged mortgage crimes.[3] At the DOJ, Special Attorney Edward "Ed" Martin has reportedly been involved in these matters as well.[4] In addition to his role as Special Attorney, Mr. Martin also serves as head of Attorney General Pam Bondi's "Weaponization Working Group".[5]

American Oversight is seeking records that may shed light on the relations between the involved actors, the Federal Reserve, the FHFA, and the DOJ.

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[1] *See* Patrick Svitek and Andrew Ackerman, *Trump Calls for Resignation of Federal Reserve Governor Lisa Cook*, Wash. Post, Aug. 7, 2025 (updated Aug. 20, 2025), https://www.washingtonpost.com/politics/2025/08/20/trump-resignation-fed-governor-cook/.
[2] *Id.*
[3] *See* Andrew Feinberg, *Trump Ally Probing Rivals' 'Mortgage Fraud' Speaks Directly with the President - and Skips Typical DOJ Hierarchy*, The Independent (Aug. 29, 2025 1:34 PM), https://www.the-independent.com/news/world/americas/us-politics/trump-doj-mortgage-fraud-martin-b2816228.html.
[4] *Id.*
[5] *Id.*

Requested Records

American Oversight requests that your agency produce the following records within twenty business days:

1. All email communications (including emails, email attachments, complete email chains, calendar invitations, and calendar invitation attachments) between (a) FHFA Director William "Bill" Pulte, or anyone communicating on his behalf, such as an assistant or scheduler, and (b) anyone communicating on behalf of the White House, including, but not limited to, anyone communicating by using an email address that contains "whitehouse.gov" or "who.eop.gov".

   Please note that American Oversight does not seek, and that this request specifically excludes, the initial mailing of news clips or other mass-distribution emails. However, subsequent communications responding to or forwarding such emails are responsive to this request. For example, if Mr. Pulte received a mass-distribution news clip email from an email ending in "who.eop.gov", that initial email would not be responsive to this request. However, if Mr. Pulte forwarded that email to another individual with his own commentary, that subsequent message would be responsive to this request and should be produced.

   For part 1 of this request, please provide all responsive records from August 6, 2025, through August 21, 2025.

2. All email communications (including emails, email attachments, complete email chains, calendar invitations, and calendar invitation attachments) between (a) FHFA Director William "Bill" Pulte, or anyone communicating on his behalf, such as an assistant or scheduler, and (b) the external individuals listed below.

   External Individuals:
   i. Edward "Ed" Martin, Special Attorney at the U.S. Department of Justice
   ii. Pam Bondi, Attorney General
   iii. Chad Mizelle, Chief of Staff
   iv. Todd Blanche, Deputy Attorney General
   v. Anyone serving as Chief of Staff or acting Chief of Staff to Deputy Attorney General Todd Blanche
   vi. Jonathan Gross, Member of the "Weaponization Working Group" as the U.S. Department of Justice

   Please note that American Oversight does not seek, and that this request specifically excludes, the initial mailing of news clips or other mass-distribution emails. However, subsequent communications responding to or forwarding such emails are responsive to this request. For example, if Mr. Pulte received a mass-distribution news clip email from Attorney General Pam Bondi, that initial email would not be responsive to this request. However, if Mr. Pulte forwarded that email to another individual with his own commentary, that subsequent message would be responsive to this request and should be produced.

For part 2 of this request, please provide all responsive records from July 1, 2025, through August 21, 2025.

3. All calendars or calendar entries for Bill Pulte, including any calendars maintained on his behalf, **from July 1, 2025, through August 21, 2025**.

   American Oversight requests that the calendars be produced in a format that includes all invitees, any notes, and all attachments.

   Please do not limit your search to electronic calendars; we request the production of any calendar — paper or electronic, whether on government-issued or personal devices — used to track or coordinate how Mr. Pulte allocates his time on agency business.

   This search should include any calendars associated with Mr. Pulte's email accounts, as well as any official calendars maintained for him, including by an aide, assistant, or scheduler.

4. All email communications (including emails, email attachments, complete email chains, and calendar invitations) sent by Bill Pulte and containing any of the key terms listed below.

   Key Terms:
   a. Cook
   b. "Federal Reserve"
   c. Schiff
   d. Letitia
   e. "Primary residence"
   f. "Primary-residence"
   g. "Secondary residence"
   h. "Secondary-residence"
   i. "mortgage crime"
   j. "criminal referral"
   k. Powell
   l. "Out of state condo"
   m. Democrat*
   n. Republican
   o. Weaponization
   p. "Working Group"
   q. WWG
   r. "Board of Governors"
   s. "Governors Board"
   t. "Governors' Board"
   u. "Special Attorney for Mortgage Fraud"
   v. "occupancy fraud"
   w. Prosecut*
   x. Chavez-DeRemer
   y. Duffy

z. Zeldin

Please note that American Oversight is using the asterisk (*) to designate the standard use of "wildcards" in the search for responsive records. For example, a search for "democrat*" would return all of the following: democrat, democratic, etc. If your agency is unable to search for wildcards, please advise so that we may specifically include the variations that we would like searched.

In an effort to accommodate your office and reduce the number of potentially responsive records to be processed and produced, American Oversight has limited part four of this request to emails sent by Bill Pulte. To be clear, however, American Oversight still requests that complete email chains be produced, displaying both sent and received messages. This means that both Bill Pulte's response during the specified time frame and the initial received message are responsive to this request and should be produced.

For part 4 of this request, please provide all responsive records from July 1, 2025, through August 21, 2025.

Fee Waiver Request

In accordance with 5 U.S.C. § 552(a)(4)(A)(iii) and your agency's regulations, American Oversight requests a waiver of fees associated with processing this request for records. The subject of this request concerns the operations of the federal government, and the disclosures will likely contribute to a better understanding of relevant government procedures by the general public in a significant way. Moreover, the request is for non-commercial purposes.

American Oversight requests a waiver of fees because disclosure of the requested information is "in the public interest because it is likely to contribute significantly to public understanding of operations or activities of the government."[6] The public has a significant interest in inter-agency communications relating to purported claims of mortgage fraud by government officials, particularly involving the Federal Reserve.[7] Records with the potential to shed light on this matter would contribute significantly to public understanding of operations of the federal government, including how agencies are communicating about mortgage rates and residency status. American Oversight is committed to transparency and makes the responses agencies provide to FOIA requests publicly available, and the public's understanding of the government's activities would be enhanced through American Oversight's analysis and publication of these records.

This request "is not primarily in the commercial interest of the requester."[8] In fact, as a 501(c)(3) nonprofit, American Oversight does not have a commercial purpose, and the release of the information requested is not in American Oversight's commercial interest. American Oversight's mission is to promote transparency in government, to educate the

[6] 5 U.S.C. § 552(a)(4)(A)(iii).
[7] *See, e.g*, *supra* note 1.
[8] 5 U.S.C. § 552(a)(4)(A)(iii).

public about government activities, and to ensure the accountability of government officials. American Oversight uses the information gathered, and its analysis of it, to educate the public through reports, press releases, or other media. American Oversight also makes materials it gathers available on its public website and promotes their availability on social media platforms, such as Facebook and X (formerly Twitter).[9]

American Oversight has also demonstrated its commitment to the public disclosure of documents and creation of editorial content through regular substantive analyses posted to its website.[10] Examples reflecting this commitment include the posting of records related to the first Trump Administration's contacts with Ukraine and analyses of those contacts;[11] posting records and editorial content about the federal government's response to the COVID-19 pandemic;[12] posting records received as part of American Oversight's "Audit the Wall" project to gather and analyze information related to the first Trump administration's proposed construction of a barrier along the U.S.-Mexico border, and analyses of what those records reveal;[13] the posting of records related to an ethics waiver received by a senior Department of Justice attorney and an analysis of what those records demonstrated regarding the Department's process for issuing such waivers;[14] and posting records and analysis of federal officials' use of taxpayer dollars to charter private aircraft or use government planes for unofficial business.[15]

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[9] American Oversight currently has approximately 16,000 followers on Facebook and 94,400 followers on X (formerly Twitter). American Oversight, Facebook, https://www.facebook.com/weareoversight/ (last visited Sept. 17, 2025); American Oversight (@weareoversight), X (formerly Twitter), https://x.com/weareoversight (last visited Sept. 17, 2025).

[10] *See generally Our Latest*, American Oversight, https://www.americanoversight.org/blog.

[11] *The Trump Administration's Contacts with Ukraine*, American Oversight, https://www.americanoversight.org/investigation/the-trump-administrations-contacts-with-ukraine.

[12] *See generally The Trump Administration's Response to Coronavirus*, American Oversight, https://www.americanoversight.org/investigation/the-trump-administrations-response-to-coronavirus; *see, e.g.*, *CDC Calendars from 2018 and 2019: Pandemic-Related Briefings and Meetings*, American Oversight, https://www.americanoversight.org/cdc-calendars-from-2018-and-2019-pandemic-related-briefings-and-meetings.

[13] *See generally Audit the Wall*, American Oversight, https://www.americanoversight.org/investigation/audit-the-wall; *see, e.g.*, *Audit the Wall: No Plans, No Funding, No Timeline, No Wall*, American Oversight, https://americanoversight.org/audit-the-wall-no-plans-funding-or-timeline-and-no-wall/.

[14] *DOJ Records Relating to Solicitor General Noel Francisco's Recusal*, American Oversight, https://www.documentcloud.org/documents/25544090-doj-records-relating-to-solicitor-general-noel-franciscos-recusal-american-oversight; *Francisco & the Travel Ban: What We Learned from the DOJ Documents*, American Oversight, https://www.americanoversight.org/francisco-the-travel-ban-what-we-learned-from-the-doj-documents.

[15] *See generally Swamp Airlines: Chartered Jets at Taxpayer Expense*, American Oversight, https://www.americanoversight.org/investigation/swamp-airlines-private-jets-

Accordingly, American Oversight qualifies for a fee waiver.

Guidance Regarding the Search & Processing of Requested Records

In connection with its request for records, American Oversight provides the following guidance regarding the scope of the records sought and the search and processing of records:

- Please search all locations and systems likely to have responsive records, regardless of format, medium, or physical characteristics.

- In conducting your search, please understand the terms "record," "document," and "information" in their broadest sense, to include any written, typed, recorded, graphic, printed, or audio material of any kind. We seek records of any kind, including electronic records, audiotapes, videotapes, and photographs, as well as letters, emails, facsimiles, telephone messages, voice mail messages, and transcripts, notes, or minutes of any meetings, telephone conversations, or discussions.

- Our request for records includes any attachments to those records or other materials enclosed with those records when they were previously transmitted. To the extent that an email is responsive to our request, our request includes all prior messages sent or received in that email chain, as well as any attachments to the email.

- Please search all relevant records or systems containing records regarding agency business. Do not exclude records regarding agency business contained in files, email accounts, or devices in the personal custody of your officials, such as personal email accounts or text messages. Records of official business conducted using unofficial systems or stored outside of official files are subject to the Federal Records Act and FOIA.[16] It is not adequate to rely on policies and procedures that require officials to move such information to official systems within a certain period of time; American Oversight has a right to records contained in those files even if material has not yet been moved to official systems or if officials have, by intent or through negligence, failed to meet their obligations.[17]

- Please use all tools available to your agency to conduct a complete and efficient search for potentially responsive records. Agencies are subject to government-

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taxpayer-expense; *see, e.g.*, *New Information on Pompeo's 2017 Trips to His Home State*, American Oversight, https://www.americanoversight.org/new-information-on-pompeos-2017-trips-to-his-home-state.

[16] *See Competitive Enter. Inst. v. Office of Sci. & Tech. Policy*, 827 F.3d 145, 149–50 (D.C. Cir. 2016); *cf. Judicial Watch, Inc. v. Kerry*, 844 F.3d 952, 955–56 (D.C. Cir. 2016).

[17] *See Competitive Enter. Inst. v. Office of Sci. & Tech. Policy*, No. 14-cv-765, slip op. at 8 (D.D.C. Dec. 12, 2016).

wide requirements to manage agency information electronically,[18] and many agencies have adopted the National Archives and Records Administration (NARA) Capstone program, or similar policies. These systems provide options for searching emails and other electronic records in a manner that is reasonably likely to be more complete than just searching individual custodian files. For example, a custodian may have deleted a responsive email from his or her email program, but your agency's archiving tools may capture that email under Capstone. At the same time, custodian searches are still necessary; agencies may not have direct access to files stored in .PST files, outside of network drives, in paper format, or in personal email accounts.

- In the event some portions of the requested records are properly exempt from disclosure, please disclose any reasonably segregable non-exempt portions of the requested records. If a request is denied in whole, please state specifically why it is not reasonable to segregate portions of the record for release.

- Please take appropriate steps to ensure that records responsive to this request are not deleted by the agency before the completion of processing for this request. If records potentially responsive to this request are likely to be located on systems where they are subject to potential deletion, including on a scheduled basis, please take steps to prevent that deletion, including, as appropriate, by instituting a litigation hold on those records.

Conclusion

If you have any questions regarding how to construe this request for records or believe that further discussions regarding search and processing would facilitate a more efficient production of records of interest to American Oversight, please do not hesitate to contact American Oversight. American Oversight welcomes an opportunity to discuss its request with you before you undertake your search or incur search or duplication costs. By working together at the outset, American Oversight and your agency can decrease the likelihood of costly and time-consuming litigation in the future.

Where possible, please provide responsive material in an electronic format by email. Alternatively, please provide responsive material in native format or in PDF format on a USB drive. Please send any responsive material being sent by mail to American Oversight, 1030 15th Street NW, Suite B255, Washington, DC 20005. If it will accelerate release of responsive records to American Oversight, please also provide responsive material on a rolling basis.

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[18] Presidential Memorandum—Managing Government Records, 76 Fed. Reg. 75,423 (Nov. 28, 2011), https://obamawhitehouse.archives.gov/the-press-office/2011/11/28/presidential-memorandum-managing-government-records; Office of Mgmt. & Budget, Exec. Office of the President, Memorandum for the Heads of Executive Departments & Independent Agencies, "Managing Government Records Directive," M-12-18 (Aug. 24, 2012), https://www.archives.gov/files/records-mgmt/m-12-18.pdf.

We share a common mission to promote transparency in government. American Oversight looks forward to working with your agency on this request. If you do not understand any part of this request, please contact Emma Lewis at foia@americanoversight.org or (202) 919-6303. Also, if American Oversight's request for a fee waiver is not granted in full, please contact us immediately upon making such a determination.

Sincerely,

/s/ Emma Lewis
Emma Lewis
on behalf of
American Oversight