

TO: US House Ethics, Oversight, & Judiciary Committees
FROM: Christine Bish and Darren Ellis
DATE: 10/16/24
RE: Schiff Ethics Complaint

FACTS PRESENTED

Adam Schiff, Representative of California's 30th Congressional District and current candidate for US Senate representing California, was first elected to the US Congress in November of 2001, Representing California's 27th District. At the time, Adam Schiff and wife Eve Schiff owned the home at 425 Amhurst Dr in Burbank, California, 91504.

In May 2003, Adam and Eve Schiff sold their home (425 Amhurst Dr, Burbank CA, 91504) and subsequently purchased a home at 8204 Windsor View Terrace, Potomac Maryland, 28054 in June 2003. The Maryland home was purchased with acknowledgment and written affirmation that the home was the "Primary Residence" as evidenced by official mortgage documents. In July of 2003, Adam Schiff registered to vote as a California Resident, claiming the home address of 333 Andover Dr #209, Burbank CA, 91504, a fully furnished one (1) bedroom one (1) bathroom apartment roughly 700 square foot in size.

In 2009, Adam and Eve Schiff refinanced their Maryland home (8204 Winsor View Terrace, Potomac Maryland, 28054), reaffirming it as their "Primary Residence". Also in 2009, Adam Schiff was the subject of a US House of Representatives Ethics complaint against him pertaining to the home and resident status. The hearing itself resulted in Adam Schiff admission of wrongdoing claiming that he made a "mistake" in reference to mortgage documents. In June 2009, Adam and Eve Schiff purchased a 650 sq ft 1bed 1 bath condominium located at 250 N First St #427, Burbank CA, 95102. At the time of purchase, Adam and Eve Schiff had two minor children of approximate middle school age. Review of available mortgage documents offered no distinction in regards to primary or secondary residence. Additionally, Adam Schiff registered as a California voter to that condominium address aforementioned.

In 2010, Adam Schiff refinanced his home, reaffirming previous documents identifying it as "Primary Residence". Adam and Eve Schiff proceeded to refinance the Maryland home, located at 8204 Windsor View Terrace, Potomac Maryland, 28045, two additional times in both 2011 and 2013, identifying it as the "Primary Residence" in the official mortgage documents.

EITHER/OR CIRCUMSTANCES

ADAM SCHIFF AS A RESIDENT OF CALIFORNIA

Maryland Code §7-401 defines mortgage fraud as "(d)any action made by a person with the intent to defraud that involves (1) knowingly making any deliberate misstatement,

misrepresentation, or omission during the mortgage lending process with the intent that the misstatement, misrepresentation, or omission relied on by a mortgage lender, borrower, or any other party to the mortgage lending process;" or "(6) filing or causing to be filed in the land records in the county where a residential real property is located, any document relating to a mortgage loan that the person knows to contain a deliberate misstatement, misrepresentation, or omission".

In 2003, Adam and Eve Schiff sold their Burbank home at 425 Amhurst Dr, Burbank CA, 91504, and subsequently purchased the home at 8204 Windsor View Terrace, Potomac Maryland, 20854, as *PRIMARY RESIDENCE*. In July 2003, following the aforementioned purchase, Adam Schiff registered to vote in California at 333 Andover Dr #209, Burbank CA, 91504.

In 2009, Adam Schiff's residence and voting registration was called to question in a House Ethics Committee hearing. Adam Schiff, despite claiming to live and represent the people in the state of California, filed and reaffirmed through refinancing documents, his primary residence at 8204 Windsor View Terrace, Potomac Maryland, 28054. Adam Schiff is on the record having acknowledged the mortgage document filings (primary residence in Maryland) during a House Ethics hearing in 2009. During said hearing he made the claim of "mistake" thereby acknowledging the appearance of possible mortgage fraud.

Maryland Code §7-401 (g) defines "pattern of mortgage fraud" as "two or more incidents of mortgage fraud that: (1) involve two or more residential real properties; and (2) Have similar intents, results, accomplices, victims, or methods of commission or otherwise are interrelated by distinguishing characteristics". In the same year that the Ethics hearing was held, Adam and Eve Schiff purchased the condominium at 250 N First St #427, Burbank CA, 95102. This condominium is still possessed today by Adam and Eve Schiff. The Maryland property was refinanced in 2010, 2011, and 2013, all three times reaffirming the "Primary Residence" of 8204 Winsor View Terrace, Potomac Maryland, 28054. Maryland Code does not explicitly require two or more residential properties to be located in Maryland itself, thus it is reasonable to consider that both the California property and the Maryland property satisfy the definition warranting a violation as aforementioned. Maryland Code §7-407(c) specifies the penalties associated with Pattern of Mortgage Fraud as warranting a "felony [. . .] subject to a fine not exceeding \$100,000 or imprisonment not exceeding 20 years or both".

Per language and documentation published on the California Franchise Tax Board website, Tax Fraud can include "claiming to be a resident of another state while residing in California". Depending on tax history and statements or misstatements made, Adam Schiff may also be guilty of Tax Fraud in the State of California stemming from his Maryland residency claim. It is important to note that more information is needed to make a determination of wrongdoing applicable to California Revenue and Tax Code.

ADAM SCHIFF AS A RESIDENT OF MARYLAND

Adam and Eve Schiff sold their California home at 425 Amhurst Dr, Burbank CA in May of 2003 just prior to the purchase of their “primary residence” at 8204 Windsor View Terrace, Potomac Maryland, 28054 in June of 2003. One month later in July of 2003, Adam and Eve Schiff registered as voters in the State of California to the address of 333 Andover Dr. #209, Burbank CA, a fully furnished one bedroom one bathroom apartment roughly 700 square feet in size. In 2009, around the same time as a House Ethics hearing pertaining to the Maryland residence, Adam and Eve Schiff purchased the condominium at 250 N First St #427, Burbank CA, 95102, subsequently registering to vote in California at that address. It is important to note that the condominium is roughly 650 square feet in size, has one bedroom and one bathroom. It is also of note that Adam and Eve Schiff had two minor children of approximately middle school age at the time of purchase. Information retained in the Deed of Trust for the purchase of the Condominium (250 N First St #427, Burbank CA) affirms the “borrower’s address” as 8204 Windsor View Terrace, Potomac Maryland, 20854.

California Elections Code §2022 “If a person moves to another state with the intention of making it his or her domicile, the voter loses his or her domicile in this state”. California Elections Code §2026 “The domicile of a Member of the Legislature or a Representative in Congress of the United States shall be conclusively presumed to be at the residence address indicated on that person’s currently filed affidavit of registration”. Adam and Eve Schiff, having sold their home in California in 2003 and subsequently purchasing a home in Maryland as their primary residence, re-registered as voters in California in July of 2003. Between 2003 and the purchase of Condominium at 250 N First St #427, Burbank CA, 95102 in 2009, Adam and Eve Schiff registered as voters and California residents to the address of 333 Andover Dr #209 in Burbank California. Per the language explicit California Elections Code §2022, it is plausible to believe that Adam and Eve Schiff were not entitled to claim domicile in the state of California when applying the surrounding facts including the family home purchase in Maryland, two children, and the size of one bedroom one bathroom apartment to which voter registration was filed.

In order to qualify as a candidate to represent California in the US House of Representatives (and/or Senate), one must be 25 years of age, a US Citizen, and a Resident in the state of California. For election years 2004, 2006, and 2008, Adam Schiff was not a resident of the State of California, evidenced by the 2003 sale of his home at 425 Amhurst Dr, Burbank CA and subsequent purchase of “Primary Residence” at 8204 Winsor View Terrace, Potomac Maryland, 28054. California Election Code §349(a) “‘residence’ for voting purposes means a person’s domicile (b) The domicile of a person is that place in which his or her habitation is fixed, wherein the person has the intention of remaining, and to which, whenever he or she is absent, the person has the intention of returning. At a given time, a person may have only one domicile”. Adam Schiff, knowingly and willfully registering as a candidate while being a resident of Maryland would constitute a violation subject to California Election Code §18203 “[a]ny person who files or submits for filing a nomination paper or declaration of candidacy knowing that it or any part of it has been made falsely is punishable by a fine not exceeding one thousand dollars (\$1,000) or by imprisonment. . .”. Further, Adam and Eve Schiff remained registered voters in California despite

being residents of Maryland from 2003. CA Elec Code §18560(a) [a person] “Not being entitled to vote at an election, fraudulently votes or fraudulently attempts to vote at that election” is subject to imprisonment pursuant to [subdivision \(h\) of Section 1170 of the Penal Code](#) for 16 months or two or three years, or in a county jail not exceeding one year.

It has been understood that Adam Schiff and Eve Schiff, as residents of Maryland, have been voting absentee in California. CA Elec Code §18578 “Any person who applies for, or who votes or attempts to vote, a vote by mail ballot by fraudulently signing the name of a fictitious person, or of a regularly qualified voter, or of a person who is not qualified to vote, is guilty of a felony punishable by imprisonment pursuant to subdivision (h) of Section 1170 of the Penal Code for 16 months or two or three years, by a fine not exceeding one thousand dollars (\$1,000), or by both that fine and imprisonment.”

Adam Schiff currently running for Senate as a representative of California while a resident of Maryland, fails to meet the residency requirement. US Article I, Section 3, Clause 3: “No person shall be a Senator who shall not have attained the Age of thirty Years, and been nine years a Citizen of the United States, and who shall not, when elected, be an Inhabitant of that State for which he shall be chosen.” Adam Schiff has maintained his place of primary residency (habitation or domicile) as 8204 Winsor View Terrace, Potomac Maryland, 28054. Cal RTC §17014 (a) “Resident” includes: (1) Every individual who is in this state for other than a temporary or transitory purpose (2) Every individual domiciles in this state who is outside the state for a temporary or transitory purpose. “The underlying theory of Sections 17014-17016 is that the state with which a person has the closest connection during the taxable year is the state of his residence” (Legal Information Institute – Cornell Law). Adam and Eve Schiff’s continued claim of primary residence in Maryland reasonably negate Cal RTC §17014 (b) “ Any individual (and spouse) who is domiciled in this state shall be considered outside this state for a temporary or transitory purpose while that individual: (1) Holds an elective office of the government of the United States” given the aforementioned underlying theory of the section itself and applicability thereof. Similarly, it is reasonable under this same legal theory and understanding of applicability that Adam Schiff is not qualified for his current position in the US House of Representatives under Article I, Section 2, Clause 2: “No person shall be a Representative who shall not have attained the Age of twenty-five Years, and been seven years a Citizen of the United States, and who shall not, when elected, be an Inhabitant of that State for which he shall be chosen.”

Ref:

Legal Information Institute. (n.d.). *Cal. code regs. Tit. 18, § 17014 - who are residents and nonresidents*. Legal Information Institute.
<https://www.law.cornell.edu/regulations/california/18-CCR-17014>

TIMELINE

- 1998: Both Adam and Eve Schiff purchase 425 Amhurst Dr, Burbank CA, 91504
- 2000: First Appointment to Congress representing California's 27th Congressional District, the same area (despite redistricting) that he continues to Represent as US Congressman today, NO BREAKS IN SERVICE.
- 2003: Sold California home 425 Amhurst Dr, Burbank CA, 91504
- 2003: Both Adam and Eve Schiff (Married) purchased 8204 Windsor View Terrace, Potomac Maryland, 20854 as *PRIMARY RESIDENCE*
- 2003: Registered to vote in California claiming residency – 333 Andover Dr. #209, Burbank CA, 91504
- 2004: Re-Registered to vote in California claiming residency – 333 Andover Dr. #143, Burbank CA, 91504
- 2006: Registered to vote in California claiming residency – 351 Bethany Rd. #F, Burbank CA, 91504
- 2009: Refinanced Maryland home reaffirming as “Primary Residence”
- 2009: Subject of US House of Representatives Ethics complaint, attributing the primary residence claim in Maryland as a “mistake” and paid taxes owed as form of restitution
- 2009: Residence Purchased was 250 N First St #427, Burbank CA, 95102 (No distinction regarding primary/secondary residence)
- 2009: Adam and Eve Schiff registered to vote in California at 250 N First St #427, Burbank CA, 95102
- 2010: Refinanced Maryland home reaffirming as “Primary Residence”
- 2011: Refinanced Maryland home reaffirming as “Primary Residence”
- 2013: Refinanced Maryland home reaffirming as “Primary Residence”

EVIDENCE

- 1: Individual Grant Deed (Purchase) – 425 Amhurst Dr, Burbank CA, 91504
- 2: Cash-Out Refinance – 425 Amhurst Dr, Burbank CA, 91504
- 3: Individual Grant Deed (Sale) – 425 Amhurst Dr, Burbank CA, 91504
- 4: Deed of Trust (Purchase) – 8204 Windsor View Terrace, Potomac MD, 20854
- 4a: Clause 6 – Occupancy
- 5: Voter Registration Form – 333 Andover Dr. #209, Burbank CA, 91504
- 6: Voter Registration Form – 333 Andover Dr. #143, Burbank CA, 91504
- 7: Voter Registration Form – 351 Bethany Rd. #F, Burbank CA, 91504
- 8: Deed of Trust (Refinance) – 8204 Windsor View Terrace, Potomac MD, 20854
- 8a: Clause 6 – Occupancy
- 9: Deed of Trust (Purchase) – 250 N First St #427, Burbank CA, 95102
- 10: Voter Registration – 250 N First St #427, Burbank CA, 95102

- 11: Deed of Trust (Refinance) – 8204 Windsor View Terrace, Potomac MD, 20854
- 12: Deed of Trust Rider (MD) -- Whistleblower
- 13: Deed of Trust (Refinance) – 250 N First St #427, Burbank CA, 95102
- 14: Deed of Trust (Refinance) – 8204 Windsor View Terrace, Potomac MD, 20854
- 14a: Affidavit of Principal Residence – 8204 Windsor View Terrace, Potomac MD, 20854
- 15: Deed of Trust (Refinance) – 8204 Windsor View Terrace, Potomac MD, 20854
- 16: Affidavit of Principal Residence – 8204 Windsor View Terrace, Potomac MD, 20854
- 17: Deed of Trust (Refinance (second home)) – 8204 Windsor View Terrace, Potomac MD, 20854
- 18: Deed of Trust (Refinance (primary residence)) – 250 N First St #427, Burbank CA, 95102