

**UNITED STATES OF AMERICA  
BEFORE THE FEDERAL TRADE COMMISSION**

**In the Matter of**

**STAFFORDSHIRE PROPERTY MANAGEMENT,  
LLC, a limited liability company, and**

**AARON FISCHER, individually and as manager of  
STAFFORDSHIRE PROPERTY MANAGEMENT,  
LLC.**

**FILE NO. 182-3084**

**AGREEMENT CONTAINING  
CONSENT ORDER**

The Federal Trade Commission (“Commission”) has conducted an investigation of certain acts and practices of Staffordshire Property Management, LLC (“Proposed Respondent”) and Aaron Fischer (collectively, “Proposed Respondents”). The Commission’s Bureau of Consumer Protection (“BCP”) has prepared a draft of an administrative Complaint (“draft Complaint”). BCP and Proposed Respondents enter into this Agreement Containing Consent Order (“Consent Agreement”) to resolve the allegations in the attached draft Complaint through a proposed Decision and Order to present to the Commission, which is also attached and made a part of this Consent Agreement.

**IT IS HEREBY AGREED** by and between Proposed Respondents and BCP, that:

1. The Proposed Respondents are:
  - a. Proposed Respondent Staffordshire Property Management, LLC, a Maryland limited liability company with its principal office or place of business at 108 E. Preston Street, Apt. 1, Baltimore, Maryland 21202.
  - b. Proposed Respondent Aaron Fischer, owner and manager of Staffordshire Property Management, LLC. Individually or in concert with others, he formulates, directs, or controls the policies, acts, or practices of Staffordshire Property Management, LLC. His principal office or place of business is the same as that of Staffordshire Property Management, LLC.
2. Proposed Respondents neither admit nor deny any of the allegations in the Complaint, except as specifically stated in the Decision and Order. Only for purposes of this action, Proposed Respondents admit the facts necessary to establish jurisdiction.
3. Proposed Respondents waive:

- a. Any further procedural steps;
- b. The requirement that the Commission's Decision contain a statement of findings of fact and conclusions of law; and
- c. All rights to seek judicial review or otherwise to challenge or contest the validity of the Decision and Order issued pursuant to this Consent Agreement.

4. This Consent Agreement will not become part of the public record of the proceeding unless and until it is accepted by the Commission. If the Commission accepts this Consent Agreement, it, together with the draft Complaint, will be placed on the public record for 30 days and information about them publicly released. Acceptance does not constitute final approval, but it serves as the basis for further actions leading to final disposition of the matter. Thereafter, the Commission may either withdraw its acceptance of this Consent Agreement and so notify each Proposed Respondent, in which event the Commission will take such action as it may consider appropriate, or issue and serve its Complaint (in such form as the circumstances may require) and decision in disposition of the proceeding, which may include an Order. *See* Section 2.34 of the Commission's Rules, 16 C.F.R. § 2.34 ("Rule 2.34").

5. If this agreement is accepted by the Commission, and if such acceptance is not subsequently withdrawn by the Commission pursuant to Rule 2.34, the Commission may, without further notice to Proposed Respondents: (1) issue its Complaint corresponding in form and substance with the attached draft Complaint and its Decision and Order; and (2) make information about them public. Proposed Respondents agree that service of the Order may be effected by its publication on the Commission's website (ftc.gov), at which time the Order will become final. *See* Rule 2.32(d). Proposed Respondents waive any rights they may have to any other manner of service. *See* Rule 4.4.

6. When final, the Decision and Order will have the same force and effect and may be altered, modified, or set aside in the same manner and within the same time provided by statute for other Commission orders.

7. The Complaint may be used in construing the terms of the Decision and Order. No agreement, understanding, representation, or interpretation not contained in the Decision and Order or in this Consent Agreement may be used to vary or contradict the terms of the Decision and Order.

8. Each Proposed Respondent agrees to comply with the terms of the proposed Decision and Order from the date that Proposed Respondent signs this Consent Agreement. Proposed Respondents understand that they may be liable for civil penalties and other relief for each violation of the Decision and Order after it becomes final.

**STAFFORDSHIRE PROPERTY  
MANAGEMENT, LLC**

By: \_\_\_\_\_

Aaron Fischer  
Managing Member

Date: \_\_\_\_\_

**FEDERAL TRADE COMMISSION**

By: \_\_\_\_\_

Carl H. Settlemeyer, III  
Attorney  
Division of Advertising Practices

**AARON FISCHER**

By: \_\_\_\_\_

Aaron Fischer, individually and as  
Managing Member of Staffordshire  
Property Management, LLC

Date: \_\_\_\_\_

**APPROVED:**

\_\_\_\_\_  
Mary K. Engle  
Associate Director  
Division of Advertising Practices

\_\_\_\_\_  
Andrew M. Smith  
Director  
Bureau of Consumer Protection

Date: \_\_\_\_\_

\_\_\_\_\_  
Arthur Hawgood, Esq.  
Hawgood Hawgood & Moran, LLP  
10015 Old Columbia Rd. Suite B215  
Columbia, MD 21046

Attorney for Staffordshire Property  
Management, LLC and Aaron Fischer

Date: \_\_\_\_\_