



DAVID R. GARDNER (USB 14974)
JEREMY M. SHORTS (USB 10983)
LAW OFFICES OF JEREMY M. SHORTS, LLC
P.O. Box 971233, Orem, Utah 84097
Telephone: 801-610-9879
E-Mail: info@utahevictionlaw.com
Attorneys for Plaintiffs

**IN THE FOURTH JUDICIAL DISTRICT IN AND FOR
UTAH COUNTY, STATE OF UTAH, PROVO DEPARTMENT**

ANNA BRADBURY; and ERIC BRADBURY,
Plaintiffs,
vs.
SARA REYES aka SARAH REYES aka
SARAH MILLER aka SARAH REKES;
Defendants.

**DEFAULT JUDGMENT
AND ORDER**

Civil No. 260402889 EV
Judge Derek P. Pullan

IT IS ORDERED that, pursuant to a default certificate entered by the court, Plaintiffs are granted a judgment and order against Defendant Sara Reyes aka Sarah Reyes aka Sarah Miller aka Sarah Rekes (hereinafter "Defendants") in the amount of \$9,669.99, which consists of:

1. \$6,744.99 consisting of:
 - a. \$548.33 in daily pro-rated rent due after the notice expired (see Itemized calculation of amounts owed, Exhibit 3 to Complaint, ¶a),
 - b. \$500.00 in late fees (*Id.* ¶b),
 - c. \$1,200.00 as a portion of last months' rent (*Id.* ¶b),
 - d. Subtotal of the above items is \$2,248.33, which is trebled to become \$6,744.99 (*Id.* ¶e).
2. \$2,350.00 in past due rent as listed in the 3-day notice (*Id.* ¶g).
3. \$475.00 in attorney fees (See Utah R. Civ. Pro. 73(f)(1)).
4. \$100.00 in filing fees (*Id.* ¶i).

IT IS FURTHER ORDERED that any security deposit paid by Defendants shall be held

by Plaintiffs pending a move-out inspection after Defendants have vacated the Property. The security deposit shall first be applied to any waste/damages committed against the property or other charges allowed by the Lease Agreement. The balance of the security deposit, if any, shall be applied to this Judgment. Any remaining amount, if any, shall be returned to Defendants.

IT IS FURTHER ORDERED, the total judgment shall incur interest at the rate of 5.51% per annum from the date of judgment until paid plus after-accruing costs. Plaintiff may request post-judgment costs by filing an affidavit or declaration and seeking a subsequent court order.

IT IS ALSO ORDERED, pursuant to the relief prayed for in the Complaint as well as Utah Code Ann. § 78B-6-811(1)(c), that this court declares the forfeiture of the Lease Agreement as well as any contracts between Plaintiffs and Defendants. Defendants are not released from any obligation for payments owed to Plaintiffs for the remainder of the Lease's term.

-----**END OF ORDER – SIGNATURE AT TOP**-----