

The Order of the Court is stated below:

Dated: May 18, 2026
03:12:40 PM

/s/ JOSEPH BEAN
District Court Judge



Titan Legal
Kirk A. Cullimore #3640
David R. Todd #13884
Nicholas P. Lloyd #17492
12339 S. 800 E. Suite 100, Draper, UT 84020
Tele: (801) 571-6611
litigation@titanlegal.com
Attorneys for Plaintiff

IN THE SECOND DISTRICT COURT, STATE OF UTAH
DAVIS COUNTY, FARMINGTON DEPARTMENT

THE POINTE AT NORTHRIDGE, LLC Plaintiff vs. KAREEM SPENCER Defendant	JUDGMENT AND ORDER Civil No. 250701393 Judge: JOSEPH BEAN
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Pursuant to Plaintiff's Motion for Summary Judgment, and for good cause appearing, the Court hereby finds that there are no genuine disputes of material fact, and that Plaintiff is entitled to judgment as a matter of law.

IT IS HEREBY ORDERED that Plaintiff be awarded judgment against Defendant in the amount of:

Previous Balance	\$834.16
Daily Rent 10/1/2025 - 10/20/2025	\$913.40
Future Rent from 12/03/2025 - 2/27/2026	\$3973.29
Late Fees	\$277.80
Parking	\$90.00
Concession	\$1389.00
Utilities	\$239.82
Service of Notice	\$30.00
Treble Damages 10/21/2025 - 12/2/2025	\$5891.43
Court Costs	\$161.00
Attorney Fees	\$1095.00
Credit	-\$0.00
Payments	-\$0.00
TOTAL JUDGMENT	\$14894.90

with interest on the judgment as provided by contract at the rate of 24% from the date of this judgment until paid. This judgment may, by motion, be augmented for additional costs and attorney fees by court order.

Pursuant to Rule 7(j)(4), URCP, a party may object to the form of the proposed Order by filing an Objection within 7 days after the proposed Order is served upon them.

ISSUED under the seal of the court: Official signature appears at the top of the first page.

REF NO. 312541