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**IN THE SECOND JUDICIAL DISTRICT IN AND FOR
DAVIS COUNTY, STATE OF UTAH, FARMINGTON DEPARTMENT**

VIVEK VISHWABHAN; and KAPIL
SOORMA,

Plaintiffs,

vs.

JACOB HUFFMAN; and SHANNON
JOOSTEN,

Defendants.

JUDGMENT

Civil No. 250701597 EV

Judge Jennifer Valencia

IT IS HEREBY ORDERED that Plaintiffs be granted Judgment against Defendant Jacob Huffman and Shannon Joosten ("Defendants") in the amount of \$41,556.92, which consists of the following:

1. \$10,198.00 which consists of (1) \$9,993.00 in unpaid rents through April 11, 2026, when the property was re-rented, and (2) \$205.00 in unpaid late fees.
2. Defendants owe \$30,594.00 in treble damages (pursuant to Utah Code Ann. § 78B-6-811(2)(d) and (3)) related to unpaid rents and other amounts owed under the Lease Agreement.
3. Defendants owe \$944.92 in unpaid utilities related to the property.
4. \$2,450.00 in Attorney fees stated by affidavit.
5. \$200.00 in filing fees to this court.
6. \$170.00 in service and constable fees.
7. Defendants are also provided a **CREDIT** in the amount of \$3,000.00 based upon the security deposit previously paid by 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.

IT IS FURTHER ORDERED, that Plaintiffs may, upon approval from the Court, be permitted to augment the judgment in the amount of reasonable costs and attorney fees expended related to collection efforts of this judgment.

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. The Defendants shall not be released from any obligation for payments owed to Plaintiff for the remainder of the lease's term.

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

CERTIFICATE OF SERVICE

On June 18, 2026, the foregoing **Judgment** was served as follows:

Jacob Huffman & Shannon Joosten 2140 N. 1965 E. Layton, Utah 84040 Emails: Jakestutle@gmail.com Shanshinesparkles@gmail.com	☒ US Mail, Postage Prepaid ☒ E-Mail ☐ NEF E-Filing Notification ☐ Other:
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LAW OFFICES OF JEREMY M. SHORTS, LLC

/s/ Characa Watrs
CHARACA WATERS