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**THE THIRD JUDICIAL DISTRICT IN AND FOR
SALT LAKE COUNTY, STATE OF UTAH, SALT LAKE CITY DEPARTMENT**

700 SOUTH PARTNERS LLC dba SEVENO2
MAIN APARTMENTS,
Plaintiffs,
vs.
JEMEL BRANCH;
Defendants.

**DEFAULT JUDGMENT
AND ORDER**

Civil No. 260902025 EV
Judge Charles Stormont

IT IS ORDERED that, pursuant to a default certificate entered by the court, Plaintiffs are granted a judgment and order against Defendant Jemel Branch (hereinafter "Defendants") in the amount of \$9,973.80, which consists of:

1. \$1,685.00 in rents (principal) through March 2026.
2. \$168.50 in late fees.
3. \$414.95 for other amounts owed under the Lease.
4. \$6,805.35 for treble damages pursuant to Utah Code Ann. § 78B-6-811 (2)(d) and (3)).
5. \$650.00 in Attorney fees as prayed for in the Complaint and stated by declaration (pursuant to written contract or Utah Code Ann. § 78B-6-811).
6. \$200.00, as prayed for in the Complaint, in filing fees to this court.
7. \$50.00, as prayed for in the Complaint, in service fees.

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 24% per annum as stated by contract 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-----

CERTIFICATE OF SERVICE

On March 25, 2026, the foregoing **Default Judgment and Order** was served as follows:

Jemel Branch 702 South Main Street Apt 510 Salt Lake City, Utah 84101	<input checked="" type="checkbox"/> US Mail, Postage Prepaid <input type="checkbox"/> E-Mail <input type="checkbox"/> NEF E-Filing Notification <input type="checkbox"/> Other:
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LAW OFFICES OF JEREMY M. SHORTS, LLC

/s/ Ellie Griffiths
ELLIE GRIFFITHS