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IN THE THIRD JUDICIAL DISTRICT IN AND FOR SALT LAKE COUNTY, STATE OF UTAH, SALT LAKE CITY DEPARTMENT	
JUVENAL PEREZ; and ANASTACIO PEREZ, Plaintiffs, vs. JOSE ANTONIO CASTRO RAMIREZ; Defendants.	DEFAULT JUDGMENT AND ORDER Civil No. 260902344 EV Judge Kara Pettit

IT IS ORDERED that, pursuant to a default certificate entered by the court, Plaintiffs are granted a judgment and order against Defendant Jose Antonio Castro Ramirez (hereinafter "Defendants") in the amount of \$12,133.50, which consists of:

1. \$6,744.87 (\$1800 February rent, plus March 1-25 and April 9-30, for 47 days @ \$105.21/day) in daily rent (principal) through April 2026 (this amount excludes any rent for the specific timeline and number of days where treble damages are charged as stated in paragraph #4 below).

2. \$320.00 in late fees.

3. \$4,418.63 for treble damages pursuant to Utah Code Ann. § 78B-6-811 (2)(d) and (3)).

This amount was calculated by monthly rent of \$3,200.00 x 12 / 365 x 3 x 14 days) for the days beginning March 26, 2026 (the day after the eviction notice expired) until April 8, 2026.

4. \$350.00 in Attorney fees as prayed for in the Complaint and stated by declaration (pursuant to written contract or Utah Code Ann. § 78B-6-811).

5. \$200.00, as prayed for in the Complaint, in filing fees to this court.
6. \$100.00, as prayed for in the Complaint, in service fees.

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**-----