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IN THE THIRD JUDICIAL DISTRICT COURT

SALT LAKE COUNTY, STATE OF UTAH

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RENEA DELGADO, an individual,

LLC,

Plaintiff,

LLC

Companies,

vs.

IMH COMPANIES, LLC, a California limited:

Liability company, **ED MONCE**, an individual :

& **IM HOME COMPANIES, LLC**, a :

Delaware limited Liability company, **AI 4800** :

Lofts Investments, LLC, a Maryland limited :

liability company, **AF 21,** :

LLC , a Utah limited liability company, :

IMH SLC AMERICAN FORK LLC, a Utah :

Limited liability company, **Emerald Gifford,** :

LLC a Utah limited liability company, :

Defendants.

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DEFAULT JUDGMENT

(IMH SLC American Fork,

IMH Home Companies,

(DE) aka/dba IMH

LLC (CA))

Case No. 260902732

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This matter came before the Court following the Court's entry of a Default Certificate against Defendant IMH Companies, LLC aka dba IMH Home Companies, LLC (DE) on August 17, 2026; and, Defendant IMH SLC American Fork, LLC on August 17, 2026. With the entry of those Default Certificates, the Court now enters a Default Judgement against those same Defendants IMH Home Companies, LLC (DE) dba IMH Companies, LLC (CA) and IMH SLC American Fork, LLC (DE), jointly and severally, for each claim as prayed for against these Defendants in Plaintiffs Complaint (as amended). Entry of this Judgment does not resolve issues or claims as to any other unserved Defendants, not specified herein. Judgment is entered for sum certain as to the Defendants specified below as follows:

1. The Court enters Judgment for Plaintiff in the amount of **\$324,000.00**, jointly and severally, against Defendant **IMH SLC American Fork, LLC** and **IMH Home Companies, LLC** (DE) aka dba **IMH Companies, LLC (CA)** in aggregate, as to the following Claims: Claims No. 1 Breach of Contract; Claim No. 2. Misrepresentation; Claim No. 4. Unjust Enrichment; Claim No. 5 Conversion; Claim No. 7. Negligent Misrepresentation; and, Claim No. 8, Breach of Covenant of Good Faith and Fair Dealing. This damage award in the amount of **\$ \$324,000.00**; and,

2. The Court enters Judgment in favor of Plaintiff in the amount of **\$900,000.00**, jointly and severally, against Defendant **IMH SLC American**

Fork, LLC and Defendant **IMH Home Companies, LLC** (DE) aka dba **IMH Companies, LLC (CA)** in aggregate, as to the following Claims: Claim No. 3, Fraud; and, Claim No. 6 Fraud in the inducement. The Court finds Plaintiffs allegations of fraud were plead with sufficient particularity, which damages award of **\$900,000.00**.

3. That Plaintiff is further awarded attorney's fees and costs of Court incurred to date against Defendant **IMH SLC American Fork, LLC** and Defendant **IMH Home Companies, LLC** (DE) aka dba **IMH Companies, LLC (CA)**.

4. The Court further orders that the remaining unserved Defendants: AI 4800 Lofts Investments, LLC; AF 21, LLC; IMH SLC AMERICAN FORK LLC; Ed Monce; and, Emerald Gifford, LCC shall each be dismissed.

IT IS SO ORDERED

In accordance with Utah R. Civ. P. 10(e) and Utah State District Courts E-filing Standard No. 4, this Order does not bear the handwritten signature of the Court, but instead displays an electronic signature at the top of the first page of this Order.