The Order of the Court is stated below:
Dated: October 15, 2026 01:02:32 PM **/s/** KARA PETTIT
District Court Judge

DAVID R. GARDNER (USB 14974)
JEREMY M. SHORTS (USB 10983)
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IN THE THIRD JUDICIAL DISTRICT IN AND FOR SALT LAKE COUNTY, STATE OF UTAH, SALT LAKE CITY DEPARTMENT

CHATEAU BRICKYARD OWNER, LLC dba THE PEAKS AT MILLCREEK, Plaintiffs, vs. THOMAS PRZYTARSKI, Defendants.	**DEFAULT JUDGMENT AND ORDER** Civil No. 260907219 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 Thomas Przytarski (hereinafter "Defendants") in the amount of $39,083.45, which consists of:

1. $19,755.92 in pro-rated daily rent (principal) through September 2026 (this amount excludes any rent for the specific timeline and number of days where treble damages are charged as stated in paragraph #3 below).

2. $250.00 in late fees.

3. $18,177.53 for treble damages pursuant to Utah Code Ann. § 78B-6-811 (2)(d) and (3)). This amount was calculated by monthly rent of $1,900.00 x 12 / 365 x 3 x 97 days) for the days beginning June 17, 2026 (the day after the eviction notice expired) until September 21, 2026.

4. $475.00 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. $375.00, as prayed for in the Complaint, in filing fees to this court.

6. $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 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––––––––––––––––