The Order of the Court is stated below:
Dated: November 05, 2026 04:13:01 PM **/s/** H. CRAIG HALL
District Court Judge

KURT W. LAIRD (13783)
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IN THE SECOND JUDICIAL DISTRICT COURT
WEBER COUNTY, STATE OF UTAH

AUTHENTIC RESIDENTIAL, LLC, Plaintiff, v. JENNIFER KILGO and ERIK KILGO, Defendants.	**DEFAULT JUDGMENT** Case No. 260907119 Judge Craig Hall

The Court entered Defendants' default on November 3, 2026. Based on the pleadings and other documents submitted in this case, this Court enters judgment for Plaintiff and against Defendant on all of Plaintiff's claims as follows:

A. The Lease and any contracts between Plaintiff and Defendant concerning the real property located at 3998 W 4850 S Roy, UT 84067 ("the Property") are hereby forfeited, but Defendant is not released from any obligation for payments owed to Plaintiff for the remainder of the Lease's term.

B. Plaintiff is granted a judgment for any damages allowed under law. Specifically, as of today's date, Plaintiff is granted a judgment against Defendant for:

i. $1,445.40 in rents for September 2026.

ii. $754.84 in rents for October 2026 ($2,600.00 per month pro-rated

through October 9, 2026).

iii. $2,257.51 for other amounts owed under the Lease.

iv. $6,667.44 as treble damages for unlawful detainer. Defendants have been in unlawful detainer of the Property since the expiration of the Eviction Notice on October 9, 2026, with the daily treble damage amount at $256.44 per day for 26 days.

v. $350 for attorney fees.

vi. $375 for filing fee.

vii. $78.60 for service fees.

viii. A judgment for costs of collection, including attorney fees.

C. Plaintiff is awarded a judgment for any future lost rent owed under the Lease and/or waste committed against the Property, which (if sought in default) will be established by Plaintiff's affidavit of damages and then trebled under Utah Code Ann § 78B-6-811.

D. The refundable portion of the security deposit paid by Defendant (if any) shall be held by Plaintiff and applied to any waste/damages or other amounts owed under the lease pending a move-out inspection after Defendant has vacated the Property.

E. Plaintiff is granted interest on the total of the foregoing judgment from its date at the statutory rate or at the contractual rate, whichever is greater.

{The Court's signature and seal appear at the top of the first page.}