

THE STATE OF SOUTH CAROLINA
In the Court of Appeals

APPEAL FROM LEE COUNTY

Richard L. Hinson, Special Referee
SC Bar # 15082

Appellate Case No. 2024-001025

Carroll D. Brown,

Appellant,

vs.

John M. Eaker dba Humpty Dumpty,
Mobile Home Park and Dream Home
Properties, LLC, Defendants.

of whom John M. Baker dba Humpty
Dumpty Mobile Home Park is the
Respondent.

Respondent.

RECORD ON APPEAL

RECEIVED
MAR 25 2025
SC Court of Appeals

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STATE OF SOUTH CAROLINA)
)
COUNTY OF LEE)

IN THE COURT OF COMMON PLEAS
THIRD JUDICIAL CIRCUIT
CASE NO. 2020-CP-31-00237

Carroll D. Brown,)
)
Plaintiff,)
)
v.)

**ORDER GRANTING DEFENDANT BAKER'S
MOTION FOR SUMMARY JUDGMENT**

John M. Baker dba Humpty,)
Dumpty Mobile Home Park and)
Kevin Swaney,)
)
Defendants.)

This matter is before the Court pursuant to Defendant, John M. Baker's Motion for Summary Judgment filed on January 12, 2022. In this Motion, the Defendant Baker requests a judgment in his favor and against the Plaintiff on his counterclaims for Breach of Duty as Agent/Negligence, Breach of Fiduciary Duty as Agent, Conversion, and Breach of Fiduciary Duty as Partner.¹

A hearing was scheduled before the undersigned on April 11, 2023. Counsel for Plaintiff, John W. Bledsoe, III, of the Bledsoe Law Firm in Hartsville, South Carolina, appeared at the hearing, as did the Defendant Baker and his counsel of record, Kevin M. Barth, Esquire, of Barth, Ballenger & Lewis, LLP of Florence, South Carolina. The Court entertained extensive arguments of counsel, and reviewed Defendant Baker's Memorandum in Support of Motion for Summary Judgment, with exhibits. The Court also reviewed the Court's file in its entirety. Based upon the foregoing, the Court finds that the Defendant, John M. Baker dba Humpty Dumpty Mobile Home Park, is entitled to Summary Judgment in his favor on the Counterclaims referenced above.

The within action was filed by the Plaintiff alleging that he and the Defendant Baker entered into a "handshake" partnership to own and operate a mobile home park known as Humpty Dumpty Mobile Home Park. Defendant Baker denies that a partnership existed and instead alleges

¹ The matter was also before the Court pursuant to Defendant's Motion to Quash Subpoena and Motion to Cancel *Lis Pendens*. At the commencement of the hearing, counsel for Plaintiff agreed to withdraw the subpoena and thus that Motion is moot. As to the Motion to Cancel *Lis Pendens*, the Court has that Motion under advisement.

that he would finance the purchase of the mobile homes and mobile home park, and that the Plaintiff would be employed as a manager of the park. For his employment at the mobile home park, the Plaintiff would be paid a certain percentage of the fees collected by him, and in return he would be solely responsible for the day to day operation of the business.

The parties have undertaken significant discovery and the deposition of the parties have been taken. Throughout this litigation, Plaintiff has continued to allege that he was the Defendant Baker's partner in this mobile home venture. Even though the Defendant Baker vehemently denies those allegations, whether or not a partnership exists, Defendant Baker contends that the undisputed facts outlined below show the Plaintiff breached his fiduciary duty to the Defendant Baker (whether as a partner or agent/employee). Defendant Baker is correct in his assertion that the breaches occurred whether or not there is a partnership in existence. The Court is not making any finding of fact as to whether or not a partnership exists. That issue will be for the trier of fact.

"Summary judgment is appropriate when there is no genuine issue of material fact such that the moving party must prevail as a matter of law. In determining whether any triable issues of fact exist, the court must view the evidence and all reasonable inferences that may be drawn from the evidence in the light most favorable to the non-moving party." *David v. McLeod Regional Medical Center*, 626 S.E.2d 1, 367 S.C. 242 (S.C. 2006).

"Once the moving party carries its initial burden, the opposing party must come forward with specific facts that show there is a genuine issue of fact remaining for trial." (quoting *Sides v. Greenville Hosp. Sys.*, 362 S.C. 250, 255, 607 S.E.2d 362, 364 (Ct. App. 2004); *Eadie v. Krause*, 381 S.C. 55, 64 n.5, 671 S.E.2d 389, 393 n.5 (Ct. App. 2008) ("[T]o survive a motion for summary judgment, the plaintiff must offer some evidence that a genuine issue of material fact exists as to each element of the claim unless that element is either uncontested or agreed to by stipulation; otherwise, the plaintiff cannot meet his burden of proof and the claim may be determined as a matter of law by the trial judge." *Sims v. Amisub of S.C. Inc*, 408 S.C. 202, 208, 758 S.E.2d 187 (Ct. App. 2014).

As To The Counterclaim For Breach Of Fiduciary Duty

"A fiduciary relationship is founded on the trust and confidence reposed by one person in the integrity and fidelity of another. A confidential or fiduciary relationship exists when one

imposes a special confidence in another, so that the latter, in equity and good conscience, is bound to act in good faith and with due regard to the interests of the one imposing the confidence. To constitute a fiduciary relationship, the relationship must be more than a casual one.” *Ralph K. Anderson Civil Charges, Section 17-1*. See also *Ellis v. Davidson*, 358 S.C. 509 (Ct. App. 2004).

“It is implicit in any contract for employment that the employee shall remain faithful to the employer's interest throughout the term of employment. An employee has a duty of fidelity to his employer. Where an employee acts adversely to the interest of his employer, he is disloyal. Unless otherwise agreed, an agent is subject to a duty to use reasonable efforts to give his principal information that is relevant to affairs entrusted to him and which, as the agent has notice, the principal would desire to have, and which can be communicated without violating a superior duty to a third person.” *Ralph K. Anderson Civil Charges, Section 17-4*.

“The employment relationship is one of confidence and trust and places upon the employee a duty to use his best efforts on behalf of his employer. The fundamental duties of an agent are loyalty to the interest of his principal and the need to avoid any conflict between that interest and his own self-interest. While acting as an agent or employee of another, one owes the duty of fidelity and loyalty.” *Ralph K. Anderson Civil Charges, Section 17-5*.

In reviewing the entire file in this matter, there are a number of facts that cannot be disputed by the Plaintiff based upon his sworn deposition testimony. These undisputed facts follow. Plaintiff contributed no money to this venture. Defendant Baker contributed approximately \$300,000.00. (Brown Dep pp.30-31). Plaintiff indicates that his daughter and girlfriend were employed at the mobile home park but were paid in cash by the Plaintiff. There are no legally required W-2's for these payments, nor 1099's. (Brown Dep. pp. 40-41).

Plaintiff was given money by the Defendant Baker to purchase a number of mobile homes for the mobile home park. Instead of placing the titles to the homes in Defendant Baker's name, Plaintiff put them into his own name personally. When questioned about this at his deposition, Plaintiff admitted the mobile homes should have been titled in the name of the Defendant Baker, but he placed the titles in his name because Plaintiff “just thought it would be leverage for me in case something like this happened....I just kept them in—I just kept them, trying to have some kind of leverage on him because we had nothing in writing.” (Brown Dep., pp. 32-33). Additionally, Plaintiff testified that he titled the homes in his name as a “benefit for my protection

trying—trying to protect myself...I wasn't never going to actually keep them in my name.” (Brown Dep. 35).

Additionally, Plaintiff had a bank account in his name personally, with his daughter, Kayla, as an additional signatory. (Brown Dep. P. 59-60.). Plaintiff deposited funds belonging to Humpty Dumpty Mobile Home Park into his personal account, along with his own personal funds and funds from a separate mobile home park owned by the Plaintiff. Plaintiff paid personal expenses from this account, as well as expenses for both mobile home parks. (Brown Dep. pp. 59-64). When specifically questioned about this account and who the money belonged to, Plaintiff testified that it “could be something personal” or it could be his mobile home park, or Humpty Dumpty Mobile Home Park. Clearly, the Plaintiff is not able to produce a proper accounting of what money belonged to Humpty Dumpty Mobile Home Park, and what money belonged to Plaintiff. Thus, he admits that he comingled his personal and business funds with the funds belonging to Humpty Dumpty Mobile Home Park and Defendant. This is a breach of his fiduciary duty to Defendant Baker, whether or not there was a partnership between the two.

Plaintiff also, on occasion, collected late fees, pet deposits and the like, but has no ledger or accounting that accounts for any of these collected fees. (Brown Dep. pp. 68-69). None of these collected fees were given to the Defendant Baker nor were they accounted for in any verifiable fashion. (See Brown Dep. p. 102, “Q. So whatever money you would have gotten out of the L’s (late fees), you wouldn’t have shared with Mr. Baker, would you? A. That’s correct.”) (Also see Brown Dep. pp. 113-114). Plaintiff clearly admits that he cannot produce an accurate accounting of these funds he collected, and further admits keeping all of those funds for himself. Again, these admissions are a breach of his fiduciary duty to the Defendant Baker, regardless of whether there was a partnership or not.

Based on the foregoing, it is clear that the Defendant Baker is entitled to judgment in his favor against the Plaintiff on his counterclaims for Breach of Fiduciary Duty, and a hearing on the issue of damages will need to be scheduled by the Court.

As to the Counterclaim for Conversion

Defendant Baker’s counterclaim against the Plaintiff is for conversion. “To recover in an action for conversion, the (Defendant) must prove: (1) an interest by the (Defendant) in the thing converted; (2) the (Plaintiff) converted the property to his own use; (3) the use was without the

(Defendant's) permission. Personal property is anything that is not real estate – this includes money, motor vehicles, goods, and similar items. To establish the tort of conversion, it is essential that the plaintiff show either title or right to the possession of the personal property. The plaintiff's interest can be legal ownership of any kind or even the mere right to possess the property. The conversion could arise by the illegal use, misuse or illegal detention of the property, or an unauthorized sale.” *Ralph K. Anderson Civil Charges, Section 3-2.*

As outlined above, the Plaintiff has admitted comingling his personal and business funds with funds that belong to the Defendant Baker, and that he has collected certain fees (such as late fees) that he could not account for and did not share with the Defendant Baker. Based upon these admissions, Plaintiff has converted monies that belong to the Defendant Baker to his own use. As a result, the Court finds that the Defendant Baker is entitled to judgment in his favor against the Plaintiff on his counterclaim for Conversion, and a hearing on the issue of damages will need to be scheduled by the Court.

ACCORDINGLY, IT IS THEREFORE ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1. That Defendant Baker be granted judgment against the Plaintiff on his counterclaims for Breach of Fiduciary Duty.
2. That Defendant Baker be granted judgment against the Plaintiff on his counterclaim for Conversion.
3. That a hearing shall be scheduled before this Court or before a Special Referee to establish the amount of damages to which the Defendant Baker would be entitled as a result of these claims.
4. This Order Granting Summary Judgment does not affect the remaining issues involved in this litigation.

AND IT IS SO ORDERED.

HONORABLE GEORGE M. MCFADDEN, JR.
CIRCUIT COURT JUDGE FOR THE THIRD
JUDICIAL CIRCUIT



Lee Common Pleas

Case Caption: Carroll D. Brown VS John M. Baker , defendant, et al
Case Number: 2020CP3100237
Type: Order/Summary Judgment

So Ordered

S/George M. McFaddin, Jr., #2759

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ELECTRONICALLY FILED - 2023 Jun 27 1:16 PM - LEE - COMMON PLEAS - CASE#2020CP3100237

STATE OF SOUTH CAROLINA)	IN THE COURT OF COMMON PLEAS
)	THIRD JUDICIAL CIRCUIT
COUNTY OF LEE)	CASE NO. 2020-CP-31-00237
Carroll D. Brown,)	
)	
Plaintiff,)	
)	ORDER OF REFERENCE AND
v.)	FOR HEARING ON DAMAGES
)	
John M. Baker dba Humpty)	
Dumpty Mobile Home Park and)	
Kevin Swaney,)	
)	
Defendants.)	

IT APPEARS to the Court that the Court has previously granted a Motion for Summary Judgment against the Plaintiff on the Defendant, Baker's, counterclaims. The Order Granting Summary Judgement was entered on June 27, 2023.

IT FURTHER APPEARING that the aforementioned Order provided that a damages hearing could be heard at a term of Common Pleas non-jury, or by a Special Referee.

IF FURTHER APPEARING that the Plaintiff and Defendant, Brown, have agreed to refer this damages hearing to a Special Referee.

IF FURTHER APPEARING that it is necessary to take some testimony and that it would be more efficient for this Court and in the interest of justice that this matter be referred. For those reasons pursuant to Sections 14-11-60 and 15-31-150, South Carolina Code of Laws (1976) and pursuant to Rules 53 and 55(b)(2) of the South Carolina Rules of Civil Procedure, a Special Referee should be appointed in this matter, with the power to take testimony, make conclusions of law and findings of fact, and issue

a final order in this matter. Counsel for the Plaintiff and Defendant, John Baker, advise this Court that Richard Hinson, Esquire, has consented to serve as Special Referee and the Court finds that he is an appropriate and suitable person to serve as such referee. Now on the joint motion of the Plaintiff and John Baker, the court directs that Richard Hinson, Esquire shall be appointed as Special Referee in this action.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

1. That the above referenced hearing on damages pursuant to the terms of the Court's Order Granting Summary Judgment and providing for a damages hearing to be held, be and is hereby referred to Richard Hinson, Esquire, as Special Referee, to take testimony, decide any motions or other matters that might arise after the date of this Order, make conclusions of law and findings of fact, and issue a final Order in this matter.

2. That the fees of the Special Referee and Court Reporter shall be paid by the Defendant, Baker.

3. That the Special Referee shall set a date for the hearing that is convenient for all counsel in this matter.

4. That a final Order be filed as soon as practicable after the date of the hearing.

5. That jurisdiction of this DAMAGES HEARING ONLY shall be vested in the Special Referee as of the date of this Order to determine any and all matters that might arise concerning the damages hearing. Any appeal from the motions and from the final

Order or Orders of the Special Referee, if applicable, shall be directed to the South Carolina Supreme Court.

AND IT IS SO ORDERED!

HONORABLE GEORGE McFADDIN
JUDGE OF THE CIRCUIT COURT FOR THE
THIRD JUDICIAL CIRCUIT

At Chambers

_____, 2024

I SO MOVE:

s/Kevin M. Barth
Kevin M. Barth
Attorney for John Baker

I CONSENT THERETO:

s/John Bledsoe (with express permission)
John Bledsoe
Attorney for Carroll Brown

IF APPOINTED, I CONSENT TO SERVE:

s/Richard L. Hinson (with express permission)
Richard Hinson
Attorney at Law



Lee Common Pleas

Case Caption: Carroll D. Brown VS John M. Baker , defendant, et al
Case Number: 2020CP3100237
Type: Order/Referred to Master or Special Referee

It is so ordered,

s/ Teresa A. Brown by ckw

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Courtesy NEF RE: 2020CP3100237

efiledonotreply@sccourts.org <efiledonotreply@sccourts.org>

Thu 3/7/2024 3:07 PM

To:Sheila Wrenn <sheila@johnbledsoelaw.com>

Cc:John Bledsoe <john@johnbledsoelaw.com>

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A filing has been submitted to the court RE: 2020CP3100237

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Common Pleas
Lee
Case Caption: Carroll D. Brown VS John M. Baker , defendant, et al
Document(s) Submitted: Order/Referred to Master or Special Referee Order/Referred to Master
or Special Referee
Filed by or on behalf of: Cheryl Watkins

This notice was automatically generated by the Court's auto-notification system.

The following people were served electronically:

Richard L. Hinson
William S. Tetterton for Kevin Swaney
Kevin Mitchell Barth for John M. Baker, Humpty Dumpty Mobile Home
Park
John W. Bledsoe, III for Carroll D. Brown

The following people have not been served electronically by the Court. Therefore, they must be served by traditional means:

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**Jun 17 2024**

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF LEE )  
 )  
 Carroll D. Brown, )  
 )  
 Plaintiff, )  
 )  
 vs. )  
 )  
 John M. Baker dba Humpty Dumpty )  
 Mobile Home Park and Dream Home )  
 Properties, LLC, )  
 )  
 Defendants. )

IN THE COURT OF COMMON PLEAS  
 SC Court of Appeals  
 DOCKET NO.: 2020-CP-31-00237

**ORDER AND JUDGMENT  
 (As to Counterclaim ONLY)**

This matter was referred to me as Special Referee pursuant to an Order of Reference and For Hearing on Damages filed March 7, 2024. This Order followed a prior Order Granting Defendant Baker's Motion for Summary Judgment filed June 27, 2023. The damages to be determined only relate to Defendant Baker's Counterclaim against Plaintiff.

A hearing was conducted at the Bledsoe Law Firm, 325 W. Home Avenue, in Hartsville, South Carolina on June 4, 2024, beginning at 9:00 a.m. John M. Bledsoe, Esquire, was present on behalf of Plaintiff, and Kevin M. Barth, Esquire, was present on behalf of Defendant Baker. A court reporter was also present. Evidence was presented in the form of sworn testimony from Plaintiff and Defendant Baker, along with documentary evidence.

This matter arises out of business dispute between the parties. On June 27, 2023, the Circuit Court Judge granted Defendant Baker's Motion for Summary Judgment on his Counterclaims against Plaintiff for Breach of Fiduciary Duty and Conversion.

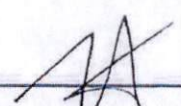
At the damages hearing, Defendant Baker requested an award in the amount of \$541,445.49 against the Plaintiff as set for in his Exhibit 3, which is part of the record. Plaintiff contested most of the damages claimed as being speculative in nature, irrelevant, and not proximately caused by Plaintiff's breach of fiduciary duty and conversion.

I find as follows: (a) Plaintiff admittedly converted monies due the Defendant Baker and commingled business funds into his own personal account from 2006-2020; (b) Plaintiff failed to appropriately use the maintenance funds to maintain the quality and condition of the mobile homes; (c) Plaintiff failed to appropriately collect, report, and account for rents; and (d) Plaintiff admittedly intentionally destroyed business records out of anger approximately one month before filing this litigation.

I find that the intentional destruction of crucial documentary evidence by Plaintiff entitles Defendant Baker to an inference that the information contained in the documents would have been adverse to Plaintiff, and thus Defendant Baker should be allowed to utilize reasonable methods to compute his damages, with scrutiny by this Court to insure that speculative damages are not awarded in spite of Plaintiff's intentional actions.

Taking all the above into consideration and based on the three hours of testimony and a thorough review of the documentary evidence presented by both parties, I find that Defendant Baker has proven that he is entitled to legally recover actual damages against Plaintiff for Breach of Fiduciary Duty and Conversion in the amount of Three Hundred One Thousand One Hundred Fifty and 00/100 Dollars (\$301,150.00).

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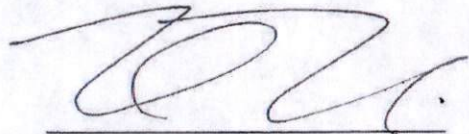


**JUDGMENT**

Judgment shall be entered in favor of Defendant John M. Baker against Plaintiff Carroll D. Brown in the amount of Three Hundred One Thousand One Hundred Fifty and 00/100 Dollars (\$301,150.00).

IT IS SO ORDERED.

June 5, 2024



Richard L. Hinson  
Special Referee  
SC Bar # 15082

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LEE )

IN THE COURT OF COMMON PLEAS  
CASE NO.

Carroll D. Brown,

Plaintiff,

--vs--

John M. Baker dba Humpty Dumpty  
Mobile Home Park,  
Defendant(s).

## SUMMONS

**YOU ARE HEREBY SUMMONED** and required to answer the Complaint in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer to said Complaint upon the Plaintiff or his attorney, John W. Bledsoe, III, at his office, 325 West Home Avenue, Hartsville, SC 29550, within thirty (30) days after the service hereof, exclusive of the date of such service, and if you fail to answer the Complaint within the time aforesaid, the Plaintiff will apply to the Court for the relief demanded in the Complaint.

### **BLEDSONE LAW FIRM**

s/ John W. Bledsoe, III

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Hartsville, South Carolina  
August 31, 2020

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LEE )

IN THE COURT OF COMMON PLEAS  
CASE NO.

Carroll D. Brown,  
  
Plaintiff,  
  
-vs-  
  
John M. Baker dba Humpty Dumpty  
Mobile Home Park,  
Defendant(s).

# COMPLAINT

The Plaintiff complaining of the Defendant, alleges as follows:

1. The Plaintiff and Defendant are both citizens and residents of the County of Lee, State of South Carolina and the property which is subject to this action is located in Lee County.

2. In approximately 2006 the Plaintiff and Defendant entered into a partnership agreement in which the Defendant would provide the land and financing to operate a mobile home park which would be called Humpty Dumpty Mobile Home Park. The Plaintiff would provide the "sweat equity" in purchasing, setting up and maintaining the mobile homes and park property itself. The Plaintiff also got a license permit to install septic tanks. The Plaintiff obtained a certificate in order to purchase mobile homes from Greentree Acceptance Corporation. Plaintiff obtained an EPA license to purchase, install and maintain air conditioning units for mobile homes.

3. The Plaintiff purchased mobile homes, set them up, maintained them, refurbished them, collected rents from the tenants, paid the taxes and insurance on the property and otherwise provided all physical labor to maintain the mobile home park as part of the partnership agreement.

4. Initially, the partnership agreement was such that the Defendant would receive forty-five percent (45%) of the income from the mobile home rentals, the Plaintiff would receive thirty-five percent (35%) and twenty percent (20%) would be used for

upkeep, maintenance, taxes, insurance and supplies, etc..

5. After a couple of years, the arrangement was modified so that the Defendant received forty-two and a half percent (42.5%), the Plaintiff received thirty-two and a half percent (32.5%) and twenty-five (25%) went towards maintenance, upkeep, taxes, insurance, supplies and so forth. This was because the twenty percent (20%) denominated for maintenance and upkeep, etc. was insufficient to pay all the costs involved.

6. The Defendant has advised the Plaintiff that he wishes to sell the mobile home park and end the partnership. Defendant refuses to pay the Plaintiff his share of the sale of the mobile homes and park property itself.

7. The Plaintiff is informed and believes he is entitled to thirty-two and a half percent (32.5%) of all proceeds from the sale of the mobile home park, the mobile homes and any other property belonging to the partnership. If the partnership property, including land and mobile homes, is not sold then Plaintiff is informed and believes he should be entitled to thirty-two and a half (32.5%) of the appraised value of this property.

8. Plaintiff is informed and believes he is entitled to thirty-two and a half (32.5%) of all rent collected from tenants renting the partnership mobile homes from August 1, 2020 until this litigation is resolved.

**WHEREFORE**, the Plaintiff prays that this Court look into the matters and things alleged herein and award him thirty-two and a half percent (32.5%) of the proceeds from the sale or appraised value of the mobile home park, mobile homes and any other property belonging to the partnership, rent collected from tenants renting the partnership mobile homes from August 1, 2020 forward and for such other and further relief as this Court may deem just and proper under the circumstances.

**BLEDSON LAW FIRM**

s/ John W. Bledsoe, III

---

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Hartsville, South Carolina  
August 31, 2020

STATE OF SOUTH CAROLINA  
COUNTY OF LEE

IN THE COURT OF COMMON PLEAS  
OF THE THIRD JUDICIAL CIRCUIT  
2020-CP-31-00237

CARROLL D. BROWN,

Plaintiff,

vs.

**ANSWER AND COUNTERCLAIMS OF  
DEFENDANT, JOHN M. BAKER**

JOHN M. BAKER dba HUMPTY DUMPTY  
MOBILE HOME PARK,

Defendant.

Defendant, John M. Baker ("Baker"), answering the Plaintiff's Complaint respectfully shows as follows:

**FOR A FIRST DEFENSE**

1. Every allegation not admitted is denied.

**FOR A SECOND DEFENSE**

2. Paragraph 1 is admitted.
3. Paragraphs 2 and 3 are denied.
4. Paragraph 4 is admitted to the extent it alleges the Plaintiff compensation for his services as a property manager for the Humpty Dumpty Mobile Home Park ("Mobile Home Park") based on a percentage of the rent collected from Mobile Home Park tenants, with a percentage of the rent collected being retained to pay for Mobile Home Park expenses, the balance being paid to Baker as the owner of the Mobile Home Park. To the extent any allegation in this paragraph remains unanswered, Baker does not have enough information to admit or deny any such allegation.
5. Paragraph 5 is admitted to the extent it alleges Plaintiff's compensation was changed over the years of his services as the Mobile Home Park property manager. To the extent this

paragraph alleges there was a partnership between Plaintiff and Baker, it is denied. Baker does not have enough information to admit or deny any unanswered allegation in this paragraph.

6. Paragraphs 6, 7 and 8 are denied.

**FOR A THIRD DEFENSE**

7. Every allegation is repeated as if set forth verbatim.
8. Plaintiff's claims are barred by the applicable statute of limitations.

**FOR A FOURTH DEFENSE**

9. Every allegation is repeated as if set forth verbatim.
10. Plaintiff's claims are barred by the Statute of Frauds.

**FOR A FIFTH DEFENSE**

11. Every allegation is repeated as if set forth verbatim.
12. Plaintiff's claims are barred by the doctrines of waiver, estoppel and laches.

**FOR A SIXTH DEFENSE**

13. Every allegation is repeated as if set forth verbatim.
14. Plaintiff's complaint fails to state facts sufficient to constitute a cause of action because it does not seek dissolution of the alleged partnership, such partnership relationship between Plaintiff and Baker being denied.

**FOR A SEVENTH DEFENSE AND FIRST COUNTERCLAIM**

(Breach of Duty as Agent/Negligence)

15. Every allegation is repeated as if set forth verbatim.
16. The relationship of Plaintiff and Baker was that of principal and agent, Plaintiff being engaged as the agent of Baker to act as property manager for the Mobile Home Park.
17. Plaintiff's duties as property manager included, but were not limited to, leasing mobile homes, purchasing mobile homes using funds supplied by Baker, the mobile homes to be

titled in Baker's name, maintaining the mobile homes, collecting rent, and accounting to Baker for the rent collected and expenses paid.

18. Plaintiff breached his duties as agent to Baker, and was negligent in carrying out those duties including, but not limited to, the following ways:

- a. Failing to purchase mobile homes in the name of Baker;
- b. Failing to properly lease mobile homes;
- c. Failing to properly maintain the mobile homes;
- d. Failing to properly collect rents from the mobile homes; and
- e. Failing to properly account to Baker for the rent collected, such failure including, but not limited to, not accounting for late fees collected, failing to account for and remit security deposits collected failing to account for pet deposits collected, and failing to account for and return tires and axles following the set-up of mobile homes.

19. As a direct and proximate result of Plaintiff's breach of his duties to Baker as his agent, and Plaintiff's negligence, Baker has suffered and continues to suffer damage and injury.

**FOR A EIGHTH DEFENSE AND SECOND COUNTERCLAIM**  
(Breach of Fiduciary Duty as Agent)

20. Every allegation is repeated as if set forth verbatim.
21. As an agent to Baker, Plaintiff had a fiduciary duty to Baker to carry-out his duties and responsibilities in good faith and with the utmost fidelity.
22. Plaintiff breached his Agent's fiduciary duty to Baker including, but not limited to, the ways set forth in the preceding paragraphs.
23. As a direct and proximate result of Plaintiff's breach of the fiduciary duty owed Baker, Baker has suffered and continues to suffer damage and injury.

**FOR AN NINTH DEFENSE AND THIRD COUNTERCLAIM**  
(Conversion)

24. Every allegation is repeated as if set forth verbatim.

25. Baker is informed and believes that in at least one instance, and possibly others, Plaintiff rented a mobile home to tenants for a monthly amount greater than that which Plaintiff accounted to Baker, Plaintiff profiting by the difference between the rent he collected and the rent he accounted to Baker.

26. Baker is further informed and believes Plaintiff converted to his own use certain rental amounts and fees he collected as property manager for the Mobile Home Park, including, but not limited to late fees, security deposits, pet fees and mobile home tires and axles.

27. As a direct and proximate result of this conversion of funds, Baker has suffered and continues to suffer damage and injury.

**FOR A TENTH DEFENSE AND FOURTH COUNTERCLAIM**  
(Accounting as Agent)

28. Every allegation is repeated as if set forth verbatim.

29. As an Agent of Baker, Baker is informed and believes he is entitled to an accounting from Plaintiff of all financial transactions regarding which Plaintiff undertook as an agent of Baker, including, but not limited to, all leases entered into by Plaintiff, all rents and related amounts collected by Plaintiff, all mobile homes purchased by Plaintiff and how those mobile homes were titled, all expenditures made by Plaintiff for maintenance and upkeep, all taxes paid by Plaintiff, and the like.

**FOR AN ELEVENTH DEFENSE AND FIFTH COUNTERCLAIM**  
(Breach of Fiduciary Duty as Partner)

30. Every allegation is repeated as if set forth verbatim.

31. To the extent Plaintiff and Baker were partners in a partnership, which is denied, Plaintiff owed a fiduciary duty to Baker to carry out his duties and responsibilities to the partnership and to Baker as a partner, in good faith and with the utmost fidelity.

32. Plaintiff breached his fiduciary duties to the partnership and to Baker as a partner in including, but not limited to, the ways set forth in the preceding paragraphs.

33. As a direct and proximate result of Plaintiff's breach of his partnership fiduciary duties, the partnership and Baker have suffered, and continue to suffer, damage and injury.

**FOR A TWELFTH DEFENSE AND SIXTH COUNTERCLAIM**  
(Partnership Accounting)

34. Every allegation is repeated as if set forth verbatim.

35. To the extent a partnership existed between Plaintiff and Baker, which is denied, Baker is entitled to an accounting from Plaintiff regarding all aspects of any partnership financial transactions regarding the Mobile Home Park.

Wherefore, having answered Plaintiff's complaint, and asserted counterclaims thereon, Baker respectfully request the Complaint be dismissed, with costs, that he be awarded his actual, incidental, and consequential damages regarding his Seventh Defense and First Counterclaim, Eighth Defense and Second Counterclaim, Ninth Defense and Third Counterclaim, and Eleventh Defense and Fifth Counterclaim, punitive damages on his Eighth Defense and Second Counterclaim, Ninth Defense and Third Counterclaim, and Eleventh Defense and Fifth Counterclaim, and an Order or Orders directing Plaintiff to provide Baker an accounting under his Tenth Defense and Fourth Counterclaim and his Twelfth Defense and Sixth Counterclaim, and respectfully requests the Court award him such other and further relief as the Court may deem just and proper.

**CALLISON TIGHE & ROBINSON, LLC**

*s/ Louis H. Lang*

Louis H. Lang, SC Bar No. 03127

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**ATTORNEYS FOR DEFENDANTS,  
JOHN M. BAKER dba HUMPTY  
DUMPTY MOBILE HOME PARK**

Columbia, South Carolina  
October 19, 2020

ELECTRONICALLY FILED - 2020 Oct 19 10:57 AM - LEE - COMMON PLEAS - CASE#2020CP3100237

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LEE )

IN THE COURT OF COMMON PLEAS  
CASE NO. 2020-CP-31-00237

Carroll D. Brown,  
Plaintiff,

-VS-

John M. Baker dba Humpty Dumpty  
Mobile Home Park,  
Defendant(s).

PLAINTIFF'S REPLY TO  
DEFENDANT'S  
COUNTERCLAIMS

The Plaintiff, replying to the Defendant's counterclaim, would allege and show unto the Court as follows:

1. Plaintiff reiterates each and every allegation contained within its Complaint as if repeated verbatim herein.
2. Plaintiff denies each and every allegation of the Seventh Defense and First Counterclaim including paragraphs 16, 17, 18 and 19.
3. Plaintiff denies each and every allegation of the Eighth Defense and Second Counterclaim including paragraphs 21, 22, 23.
4. Plaintiff denies each and every allegation of the Ninth Defense and Third Counterclaim including paragraphs 25, 26 and 27.
8. Plaintiff denies each and every allegation of the Tenth Defense and Fourth Counterclaim including paragraphs 29.
9. Plaintiff denies each and every allegation of the Eleventh Defense and Fifth Counterclaim including paragraphs 31, 32, and 33.
10. Plaintiff denies each and every allegation of the Twelfth Defense and Sixth Counterclaim including paragraph 35.
11. Each and every allegation contained within the counterclaim not hereinabove admitted, qualified or explained is denied and strict proof is demanded thereof.

WHEREFORE, having fully replied to the counterclaim of the Defendant, the Plaintiff prays that the same be dismissed, and that the Plaintiff be granted judgment as set forth within its Complaint.

**BLEDSONE LAW FIRM**

s/ John W. Bledsoe, III

---

Attorney for the Plaintiff  
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843-332-2255 (Phone)  
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Hartsville, South Carolina  
October 27, 2020

|                                    |   |                              |
|------------------------------------|---|------------------------------|
| STATE OF SOUTH CAROLINA            | ) | IN THE COURT OF COMMON PLEAS |
|                                    | ) | THIRD JUDICIAL CIRCUIT       |
| COUNTY OF LEE                      | ) | CASE NO. 2020-CP-31-00237    |
| Carroll D. Brown                   | ) |                              |
|                                    | ) |                              |
| Plaintiff,                         | ) |                              |
|                                    | ) |                              |
| v.                                 | ) | <b>MOTION FOR</b>            |
|                                    | ) | <b>SUMMARY JUDGMENT</b>      |
|                                    | ) |                              |
| John M. Baker, d/b/a Humpty Dumpty | ) |                              |
| Mobile Home Park                   | ) |                              |
|                                    | ) |                              |
| Defendant.                         | ) |                              |
|                                    | ) |                              |

**TO: THE PLAINTIFF ABOVE NAMED, AND HIS ATTORNEY JOHN W. BLEDSOE, III, ESQUIRE:**

Defendant, John M. Baker, d/b/a Humpty Dumpty Mobile Home Park (“Defendant”), hereby moves the Court for an Order granting summary judgment in the Defendant’s favor in the above-referenced case on the following causes of action, and setting these claims for a damages hearing:

1. First Counterclaim—Breach of Duty as Agent/Negligence
2. Second Counterclaim—Breach of Fiduciary Duty as Agent
3. Third Counterclaim—Conversion
4. Fourth Counterclaim—Breach of Fiduciary Duty as Partner

This motion is based on the *South Carolina Rules of Civil Procedure*, the common and statutory law of South Carolina, affidavits, depositions and any other evidence which may be admissible by the Court.

Additionally, this motion is based upon the admissions made by the Plaintiff in his deposition that he commingled personal funds with business funds, and that he could not provide

any accounting of income or expenses, portions of the deposition are attached hereto and incorporated herein by reference.

Defendant reserves the right to submit a Memorandum in support of its motion prior to hearing.

**BARTH, BALLENGER & LEWIS, LLP**

By: s/Kevin M. Barth  
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*Attorneys For Defendant*

Florence, South Carolina

January 12, 2022



A P P E A R A N C E S

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For the Plaintiff:  
Bledsoe Law Firm  
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By: John W. Bledsoe, III, Esq.  
john@johnbledsoelaw.com

For the Defendant:  
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Florence, South Carolina 29501  
By: Kevin M. Barth, Esq.  
kbarth@bblawsc.com

Also Present: John M. Baker  
Kevin Swaney

I N D E X

Examination by Mr. Barth 3  
}

E X H I B I T S

ex. description  
DEFENDANT'S (pre-marked)  
1 Brown Income Tax Return 2017  
2 Brown Income Tax Return 2018  
3 Synovus Statement of Account  
4 First Citizens Statement of Account  
5 Plaintiff's Answers to Interrogatories  
6 First Citizens Expenses 2018  
7 First Citizens Expenses 2019  
8 Humpty Dumpty Spread Sheets  
9 Checks 377 and 1551  
10 Brown Income Tax Return 2019

\*\* Uh-huh = Affirmative  
Huh-uh = Negative

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1 Let me think about it awhile. And he did come  
2 around to write me a check for half of the 6,000  
3 dollars.

4 Q And that was the gravy. That was  
5 the profit?

6 A That was the gravy.

7 Q Okay. Did he write it to you  
8 personally?

9 A Yes, sir.

10 Q And when the insurance check came  
11 in, who was it made to? Mr. Baker?

12 A Humpty Dumpty.

13 Q Made to Humpty Dumpty? Is Humpty  
14 Dumpty Mobile Home Park a corporation?

15 A I don't think -- I wouldn't think it  
16 would be a corporation I don't believe.

17 Q Okay.

18 A I never knowed it to be that.

19 Q Is it --

20 A It was just a -- just pretty much a  
21 name threw up in the air, you know, doing  
22 business as, you know.

23 Q Okay.

24 A I don't think it was an L.L.C. or  
25 nothing like that, no. That I -- that I knew

1 of.

2 Q And what -- when you guys -- when  
3 you became partners, as you say, what were the  
4 terms going to be?

5 A We would get it up and running and I  
6 was going to manage it.

7 Q Okay.

8 A Originally, it was a 45, 35, 20  
9 breakdown.

10 Q Okay.

11 A Marion will receive 45 percent. I  
12 will receive 35 percent of income; 20 percent  
13 would go to upkeep and maintenance. After we  
14 got everything up and running, I realized that  
15 this ain't working.

16 Q What wasn't working about it?

17 A I didn't have enough to keep the  
18 thing going. So I went back to him and we both  
19 agreed that we would put more into the upkeep  
20 and maintenance; we'd turn it into 32-and-a-half  
21 percent for me and 42-and-a-half percent for him  
22 and 25 percent going to upkeep and maintenance.

23 Q Would that -- would that run the  
24 place, 25 --

25 A At the time, yes.

1 Q Okay. Now, are there any kind of  
2 documents anywhere about this partnership?

3 A Well, there is a social media post.

4 Q Okay. Excluding the Facebook post.

5 A No, sir.

6 Q Is there any document anywhere that  
7 I can look at that outlines the alleged  
8 financial arrangement between you two?

9 A Only document I have is a  
10 spreadsheet that you have already.

11 Q Okay. There's no operating  
12 agreement or anything, is there?

13 A No, sir.

14 Q Okay.

15 A It was pretty much just a good old  
16 boy handshake.

17 Q Did you put any money up to start  
18 this venture?

19 A No, sir.

20 Q Have you ever put any money in the  
21 venture?

22 A No, sir.

23 Q Any idea how much Mr. Baker has put  
24 in over the course of this?

25 A According to him, it's 300,000

1 dollars.

2 Q Okay. Does that sound about right?

3 A (No verbal response.)

4 Q Sound about right?

5 A 300,000?

6 Q Yes, sir.

7 A Yeah. Uh-huh.

8 Q Okay. All right. Now, let me --  
9 let me ask you this. And I -- I'm skipping  
10 around just a little bit. At some point during  
11 y'all's business dealings together, se--- I  
12 think seven or eight of the mobile homes you  
13 bought ended up in your name and not Mr.  
14 Baker's. How did that happen?

15 A Well, as I said, we had several  
16 places we purchased mobile homes from.

17 Q Right.

18 A Well, I actually did the purchase  
19 and he -- he paid for them, of course. Green  
20 Tree Acceptance was one of them. Okay? And  
21 I -- I kind of run up on, you know, figuring out  
22 how I can start getting repos from them. And  
23 one of the requirements at the time was I had to  
24 be a certified person to be able to purchase  
25 from them. I took the initiative to go to

1 school in Columbia a couple weeks to get  
2 certified to be able to purchase mobile homes  
3 from them. And as -- as I was the certified  
4 person, they had to go in my name.

5 Q Okay.

6 A Okay. So pretty much every one we  
7 purchased with them kind of went through me.

8 Q About when did that start?

9 A I'm thinking maybe '08, '9, '10  
10 timeframe, somewhere in that area.

11 Q Do you know how many you bought  
12 under that arrangement?

13 A Well, it was probably -- probably a  
14 third, maybe even half. I'm not -- I can't  
15 totally recall.

16 Q At what point would -- were you to  
17 put them in Mr. Baker's name after you bought  
18 them?

19 A We never really had no really  
20 arrangement of that. Yes, I knew they would --  
21 should be going in his name, but I just did that  
22 because always in the back of my head, I have a  
23 trust issue with people.

24 Q Okay.

25 A And I just thought that would be

1 leverage for me in case something like this  
2 happened, that I can come back on and say, wait  
3 a minute, now; these went in my name for some  
4 reason. You know, I didn't have a problem  
5 getting them in his name. I did that. After  
6 this happened --

7 Q You did that --

8 A -- I just kept them in -- I just  
9 kept them, trying to have some kind of leverage  
10 on him because we had nothing in writing.

11 Q But is it -- is it a fair statement  
12 to say that you knew that you were buying these  
13 mobile homes, number one, with Mr. Baker's  
14 money, and number two, for them to ultimately  
15 end up in his name? Right?

16 A I'll say they could -- they probably  
17 would end up in his name, yes.

18 Q Okay. And are you telling me that  
19 you didn't put them in his name because you  
20 didn't trust him or you didn't put them in his  
21 name because you might need leverage later?  
22 What are you telling me?

23 A Well, I said in case something came  
24 about with this partnership, which we had it on  
25 a handshake, I'm saying I just left them like

1 that to have leverage in case something like  
2 this came about, because otherwise, if it came  
3 about, everything was in his name, I would have  
4 nothing to really show that it was ever in my  
5 name. Some reason, they were in my name, and  
6 that's what I'm getting at.

7 Q And so you put them in your name to  
8 hold them just in case you needed them?

9 A Yes.

10 Q All right. Do you know what a  
11 fiduciary is?

12 A No, sir.

13 Q Fiduciary is something that -- it's  
14 when one person handles money or business for  
15 another one, and the job of that person is to  
16 protect it for the person who paid for it. Do  
17 you understand that? So as an employee of B.D.,  
18 you have a fiduciary responsibility to do what's  
19 best for the employer. Right?

20 A Right.

21 Q Okay. As the manager of this mobile  
22 home park --

23 A And partner.

24 Q -- and even as a partner, okay,  
25 manager or partner, manager and partner, you

1 would have that same fiduciary responsibility to  
2 your partners. Do you understand that?

3 A Yes, sir.

4 Q All right. And buying mobile homes  
5 for, quote, the partnership, but leaving them in  
6 your name to give you the upper hand somehow,  
7 that isn't for the benefit of the partnership,  
8 is it?

9 MR. BLEDSOE: Argu--- argumentative.  
10 I object.

11 By MR. BARTH

12 Q You can answer it.

13 A That wasn't -- can you --

14 Q Yes, sir. Buying these homes and  
15 keeping them in your name --

16 A Well --

17 Q -- that is not for the benefit of  
18 the partnership, is it?

19 A It's a benefit for my protection,  
20 trying -- trying to protect myself.

21 Q I understand. If your duty is to  
22 protect the partnership assets, you didn't do  
23 that, did you?

24 A I mean, I didn't -- I wasn't never  
25 going to actually keep them in my name.

1 By MR. BARTH

2 Q I just want you to look at it and  
3 make sure that that is what I say -- what I  
4 contend it is.

5 A Well, in preliminary looking --  
6 finding there, it looks like it is.

7 Q Okay. All right. Now, look over on  
8 -- look over on the next page, I think. All  
9 right. Read number 9 to me, please, and then  
10 your answer.

11 A Please state the role and functional  
12 duties of Chastity Wallace, Kayla Brown  
13 regarding management of mobile homes -- Chastity  
14 wasn't on --

15 Q Well, you got to read -- you got to  
16 slow it down --

17 A Okay.

18 Q -- and read out loud.

19 A Chastity Wallace worked for Humpty  
20 Dumpty Mobile Home Park answering any phones and  
21 completing tenant contracts. Kayla also worked  
22 at Humpty Dumpty Mobile Home Park. Among other  
23 duties, she cleaned the mobile homes; was paid  
24 12 per hour for this work.

25 Q Okay. You paid her 12 dollars an

1 hour for her work, right?

2 A Well, this kind of come -- come  
3 about. I just kind of figured out how many  
4 hours she spent in the park, but I didn't really  
5 do a W-2 or nothing on her.

6 Q Okay. That's my question. Did you  
7 give her a 1099 or a W-2?

8 A I did not.

9 Q How about your -- how about your  
10 girlfriend?

11 A No, sir.

12 Q How were you paid?

13 A The 32-and-half percent of the  
14 income produced from the park.

15 Q Okay. And at any point, did you  
16 ever get a K-1 from the partnership?

17 A I'm not sure what you're talking  
18 about.

19 Q All right. If I worked for you just  
20 as a regular employee and you paid me wages,  
21 hold out taxes, I'd get a W-2 at the end of the  
22 year, kind of like you do for B.D. Right?

23 A Right.

24 Q The guy that did work for you  
25 sporadically, you paid him, didn't hold out any

1 Sometimes we didn't know the amount and he would  
2 just give me a blank check. I will say that.

3 Q But he signed --

4 A But I never -- I never actually  
5 signed one.

6 (Defendant's exhibit number 4  
7 marked for identification.)

8 By MR. BARTH

9 Q Okay. I'll show you exhibit number  
10 4, First Citizens Bank. I'm going to ask you a  
11 couple of questions about that. Do you  
12 recognize that account?

13 A Yeah.

14 Q Okay. First Citizens Bank account  
15 2799. Is that your account?

16 A That's correct.

17 Q All right. And Kayla is your  
18 daughter?

19 A Correct.

20 Q Is this an account that was used for  
21 any of the mobile home money?

22 A Yes.

23 Q Okay. And tell me, you would  
24 deposit some of the rent money into this  
25 account?

1 A Yes, sir.

2 Q Was it a fixed amount or was it  
3 something that changed? How did you know what  
4 to put in it?

5 A I just kept adding something to it.  
6 I mean, there wasn't no certain amount I put in  
7 it every month. And that's what I did all of my  
8 expenses out of, in combination with my personal  
9 property.

10 Q Okay. So you were depositing rent  
11 from the mobile home park into this account and  
12 you were depositing I guess some of your money?

13 A Correct.

14 Q And then you would pay office --  
15 mobile home bills as well as your personal  
16 bills?

17 A There may be a personal -- I mean,  
18 when we say personal, are we talking about  
19 rental business?

20 Q No. I'm just talking about you --

21 A I -- I could've -- I couldn't used  
22 it. I'm not saying no.

23 Q Okay. Is there some reason that you  
24 put Kayla on an account where you're putting  
25 mobile home park money?

1 A Yes.

2 Q Okay. Why is it?

3 A In case something happened to me,  
'4 she would -- it would be an easy transfer.

5 Q Okay.

6 A I actually transfer most of my  
7 property and -- and 56.49 in my life estate.

8 Q I gotcha.

9 A I did that a couple -- maybe a year,  
10 two years ago.

11 Q Now, can I assume that Netflix would  
12 be not related --

13 A That's correct.

14 Q -- to the mobile home park? Okay.  
15 And there were some bounced checks. You didn't  
16 charge the mobile home park with that, did you?

17 A No.

18 Q That -- because that would be  
19 personal?

20 A Right.

21 Q Foremost Insurance, who would -- who  
22 did that insure? The mobile home park?

23 A Yeah, Foremost? I have Foremost  
24 with my personal account too.

25 Q Okay. Do you know which one was

1 being paid out of here?

2 A Both of them.

3 Q Both of them. Okay. Do you have  
4 anymore of these statements or do you just have  
5 this one?

6 A I submitted a good bit for  
7 2018/2019, pretty much the whole year.

8 Q Of these statements?

9 A I spent -- I don't know if it's  
10 actually a statement. It's expenses for the  
11 entire year.

12 Q Right.

13 A You should -- I submitted them to --

14 Q Okay. That -- okay, so that would  
15 be the -- the list of --

16 A Entire year.

17 Q Okay. Auto-Owners Insurance, what's  
18 that for?

19 A That's my personal cars.

20 Q That's your personal cars?

21 A Yeah.

22 Q Okay.

23 A A lot of my expenses have all come  
24 in that account.

25 Q Okay. So your money would be mixed

1 with the mobile home money in this account?

2 A Well, I use that account for both --  
3 both businesses.

4 Q Okay. All right. Now, I see a  
5 bunch of these payments for Amazon store cards,  
6 200 and 500 and all that. What -- what is that  
7 for?

8 A Well, that's -- a lot -- a lot of  
9 times, I purchase stuff, say, like HVAC--- HVAC  
10 supplies or something like that. You know,  
11 that's -- I purchase that off there a lot  
12 cheaper. And I'm not saying this -- this could  
13 be some of my personal stuff as well. I'm not  
14 saying what it is or whether it's not.

15 Q Okay. Can you tell --

16 A I purchase a lot of -- and tools,  
17 anything like that, I do that as well.

18 Q Okay. There's a Camping World  
19 charge for 402 dollars --

20 A No, that's personal. That's not --

21 Q That's personal?

22 A Yeah.

23 Q Ocean---

24 COURT REPORTER: What kind of  
25 charge?

1 MR. BARTH: Camping World.

2 By MR. BARTH

3 Q There's Ocean Lake Golf Carts.

4 That's personal.

5 A That's personal. Yes, sir.

6 Q Actually, I asked you about these  
7 earlier, the answers to interrogatories, I had  
8 marked them as number 5, the ones you and I went  
9 over earlier. You don't have to -- I just want  
10 to make sure we got the record clear on that.

11 MR. BLEDSOE: Kevin, I'm missing  
12 three pages on this First Citizens Bank account.  
13 I only got three pages and it says 3 of 6.

14 MR. BARTH: That's --

15 THE DEPONENT: Turn that back part  
16 of it -- oh, it's in there, this...

17 MR. BARTH: I'll get you that  
18 because I'm -- I've got 3 of 6 -- 3 of 6 and 2  
19 of 6.

20 MR. BLEDSOE: That's what I've got.

21 MR. BARTH: Okay. I'll make -- I'll  
22 make a note to find that.

23 MR. BLEDSOE: Okay.

24 MR. BARTH: I did--- I didn't cherry  
25 pick. I thought I had them all.

1 Q Yeah, I understand. And you did  
2 that during this lawsuit, right?

3 A Correct.

4 Q Okay. Prior to the lawsuit, did you  
5 have any ledger or accounting that would've  
6 accounted for the pet fees, late fees or  
7 security deposits?

8 A I -- I wrote receipts here and  
9 there, but I really don't have the receipts, so  
10 that's the only thing that would be a  
11 possibility, but like I say, I don't have the  
12 receipts.

13 Q If Marion believes that you kept a  
14 lot of the pet fees, late fees, security  
15 deposits and all of that, what books would he  
16 look at to determine if you did take some of his  
17 money?

18 A The only thing he had was a  
19 spreadsheet of where I'd indicated a late fee or  
20 -- or so forth. There was no indication about a  
21 pet deposit on that spreadsheet. That was  
22 something -- well, we did the contract. I say  
23 we. I did the contract.

24 Q Uh-huh.

25 A I was solely responsible for that.

1 He never had any input on that contract.

2 Q All right. And the pet fee is  
3 nonrefundable, isn't it?

4 A Yes, sir.

5 Q So that's what --

6 A I think we were only talking about  
7 three different cases with that --

8 Q Okay.

9 A -- for the pretty much entire time.

10 Q And if I want to look at late fees,  
11 what would I look at?

12 A Again, the spreadsheet has the  
13 indicated Hill, late fee --

14 Q Right.

15 A -- and so forth.

16 Q Do I have any -- is there any ledger  
17 or book or receipt book I can look in to verify  
18 the numbers you put on the spreadsheet?

19 A No, sir.

20 Q How did you get the numbers for the  
21 spreadsheet? Where'd it come from?

22 A Well, I wrote a receipt. I wrote  
23 receipts and I'd go back in the receipts and  
24 kind of do it off of that.

25 (Defendant's exhibit number 6

1 marked for identification.)

2 By MR. BARTH

3 Q Okay. This -- I know you can't read  
4 the front page, but this is what John had shown  
5 me to look at before the deposition. This  
6 appears to be expenses for 2018.

7 A Correct.

8 Q Right?

9 A Yes, sir.

10 Q All right. Now, what bank accounts  
11 would you pay mobile home expenses out of?

12 A Well, this is the First Citizens,  
13 would be this one.

14 Q All right. And is this the same  
15 First Citizens that has you and Kayla on it?

16 A 2709. Uh-huh.

17 Q Okay. So we're looking at the very  
18 same one, correct?

19 A Yes, sir.

20 Q All right. Now, before I get into  
21 some of the questions, do you have any receipts  
22 from any of the vendors to back up these  
23 numbers?

24 A I mean, I -- I've got -- I used to  
25 keep bank receipts -- my preparer said I didn't

1 really need a receipt as long as I had a  
2 traceability on this ledger here, bank -- bank  
3 statements.

4 Q Right. Well, how do I know from  
5 looking at this bank statement what's for the  
6 mobile home park, what's for you personally and  
7 what's for your daughter?

8 A Well, it's kind of like what we just  
9 talked about earlier. I mean, Ocean Lakes Golf  
10 Cart --

11 Q Uh-huh.

12 A -- of course that's mine. And I'd  
13 say somewhat intermingled the, you know, little  
14 expenses of this account, but like Ace Hardware,  
15 stuff like that is basically the only thing I  
16 took off of this when I do my tax return.

17 Q Okay. So you know which ones belong  
18 to the mobile home park --

19 A Correct.

20 Q -- and which ones belong to your  
21 property?

22 A Not necessarily.

23 Q Okay. So explain to me what you  
24 just said.

25 A As a -- I -- I -- I combined my

1 returns. I pulled -- pulled all the expenses  
2 for Ace Hardware, B and R, Lowe's, Wally's and  
3 so forth. So I know that I -- I bought stuff  
4 pretty much for the mobile home park. That's  
5 why I did it.

6 Q Okay. And then --

7 A I do not have an itemized --  
8 itemized list of what went to Humpty Dumpty,  
9 every screw -- screw and nail that went to  
10 Humpty Dumpty, every screw and nail that went to  
11 my place.

12 Q Okay. Well, plaintiff's ex -- I  
13 mean, defendant's exhibit number 6, how do I go  
14 through this exhibit and tell what it is you  
15 claim you spent for the mobile home park?

16 A Well, you can't -- you know, it's  
17 not itemized to that nature.

18 Q Okay. I can't, can I?

19 A I would say no.

20 Q Okay.

21 A But -- but I'd like to add with  
22 that, if you could figure up all the expenses  
23 with them particular places I just named, there  
24 was thousands and thousands of dollars spent.  
25 Ace Hardware alone in Bishopville was 7,000

1 dollars. So it was apparently that I was  
2 spending money somewhere for something.

3 Q You have mobile homes too.

4 A Yes, sir, I do.

5 Q At any point, did the mobile home  
6 park have any kind of escrow account or trust  
7 account to hold security deposits and things  
8 like that?

9 A No, sir. As I said, I put deposits  
10 in that Synovus account.

11 Q And at the -- at the time you left  
12 and Marion and Kevin came in and took over, how  
13 much were you holding in security deposits?  
14 Ten-thousand and some change?

15 A Well, whatever check I wrote him,  
16 that's what --

17 Q Okay.

18 A -- I --

19 Q And you wrote it long after this  
20 lawsuit was filed, right?

21 A Yes.

22 Q What -- what prompted you to write  
23 that?

24 A Well, I knew -- I knew the deposits  
25 wasn't mine, the beginning. I kept them, again,

1 for lack of the titles, for leverage, trying to  
2 prove a point that I had a position in this  
3 partnership. I -- you know, I would say I was  
4 ticked off to say the least.

5 Q You were ticked off to say the  
6 least? Okay.

7 MR. BARTH: You want -- you want to  
8 take a break?

9 MR. BLEDSOE: Yeah.

10 MR. BARTH: Okay. Because I was  
11 going to get ready to ask him about --

12 MR. BLEDSOE: Do you want to go  
13 ahead?

14 MR. BARTH: No.

15 (Whereupon, a break was taken  
16 from the proceedings.)

17 By MR. BARTH

18 Q All right. Mr. Brown, do you --  
19 I've handed you what is exhibit number 6, and  
20 this, you tell me, is the same account that we  
21 saw that statement for, right?

22 A Yes, sir.

23 Q Okay. Is there any other account I  
24 would see at First Citizens? Because I can't --  
25 I can't exactly find the account number on this

1 exhibit, but I -- I don't doubt you. I just --

2 A No, this is one in the same.

3 Q Okay.

4 A That was the one I have at First  
5 Citizen.

6 Q Okay. All right. If you would,  
7 look at the first -- yeah, there you -- the  
8 first page, under the customer deposit, do you  
9 know whether that is money from your property,  
10 rent, or from the mobile home park?

11 A I couldn't say.

12 Q Okay. Could be either?

13 A Could be either.

14 Q Okay. Who is B and R?

15 A That's the local building supply  
16 sta--- I think in -- in Bishopville.

17 Q Right.

18 A They sell lumber and -- and the  
19 hardware, material and stuff.

20 Q Okay. And the next page, December  
21 the 17th, there are four deposits: 400, 600,  
22 350 and 1000. Are there any of them that you  
23 can tell me whose money that is?

24 A I cannot.

25 Q IHeart Media, I can assume that's

1 personal.

2 A That's personal.

3 Q Would it be fair if I ask -- instead  
4 of asking you every single time where the money  
5 came from, the customer deposit, that you don't  
6 know?

7 A That's correct. That would be fair.

8 Q Okay. If there is one we run across  
9 that you know absolutely came from the mobile  
10 home park, you'll let me know?

11 A Yes, sir, but I don't think it will  
12 happen.

13 Q Okay. All right. Page 4 out of 8,  
14 would you look at that? It says that you're  
15 paying a Synchrony Bank credit card. Whose  
16 credit card is that?

17 A That would be mine, personal.

18 Q Okay. And page 5 out of 8, it looks  
19 like you're paying off Visa 1427 -- or no, you  
20 charged something on it. What is Affirm.com?  
21 Is that business or personal?

22 A Well, that would be under personal.  
23 That was a -- I think a ring -- ring system or  
24 something.

25 Q Okay. And the next entry is buying

1 an Amazon store card. Now, all of those are  
2 personal, aren't they?

3 A I would say the Amazon, that could  
4 be mixed. I had bought -- bought some stuff to  
5 use, properties and stuff, you know, like parts  
6 so I'd have it. Material supplies, which is a  
7 lot cheaper normally on there, relays, so forth,  
8 stuff like that, I'd buy some of that up and  
9 keep on stock.

10 Q Okay. So you tell -- you -- anybody  
11 tell if that's for your park or --

12 A I -- there's no way to tell.

13 Q Okay. And you -- you already told  
14 me about Netflix and the deposits. SC.gov, 100  
15 dollars. Do you know what that was?

16 A It sounds like it's my septic tank  
17 renewal fee.

18 Q Okay.

19 A It's the installation of septic  
20 tanks.

21 Q At your park -- your property or at  
22 the mobile home park?

23 A It's a combined deal. If you --  
24 you're going to get into that, we -- that's  
25 another story there. But I -- I can get into

1 that if you want to.

2 Q Well, I'm just trying to figure out  
3 whose expense it is, if that's the --

4 A But that's -- that's some -- the --  
5 that's personal, but I've used it at both parks.

6 Q Okay.

7 A It's a renewal of my license.

8 Q Gotcha. Okay. Shari's Berries on  
9 page seven --

10 A My pers--- that's personal.

11 Q That's personal. Scott Will Toyota,  
12 that would be personal, wouldn't it?

13 A Yes, sir.

14 Q How about Fred's in Bishopville? Is  
15 that a grocery store?

16 A Now, Fred's, Walmart and stuff like  
17 that, a lot of them times I -- I buy like  
18 mini-blinds and stove pans and just several  
19 household -- different things I use in the  
20 mobile homes --

21 Q Right.

22 A -- when I have to go in and redo  
23 them.

24 Q Okay.

25 A I'm not saying all of this is that,

1 but I -- I do use them.

2 Q Okay. So it could be either your --

3 A It could be something personal --

4 Q -- your property, the Humpty Dumpty  
5 property --

6 A Right.

7 Q -- or personal?

8 A Correct.

9 Q Okay. Now, look at eight -- 8 of 8,  
10 Asurion Wireless Insurance at the bottom, what  
11 is that?

12 A That was 8 of 8?

13 Q Yeah, it's November the 1st and it's  
14 page 8 of 8.

15 A Trying to move ahead here.

16 MR. BLEDSOE: No, you're right.

17 MR. BARTH: It's the short page.

18 MR. BLEDSOE: Right there.

19 THE DEPONENT: Asurion --

20 MR. BARTH: Yeah.

21 THE DEPONENT: -- okay, Wireless.

22 That would be probably something -- a

23 replacement on my phone -- or a phone, my --

24 either Kayla, maybe Chasity.

25 By MR. BARTH

1 Q Personal?

2 A Personal.

3 Q Okay. King Cadillac would be  
4 personal, right?

5 A Yes, sir.

6 Q Okay. And again, in October, I see  
7 an Amazon card. Same thing, you don't --

8 A Right.

9 Q Not sure what that is?

10 A Right.

11 Q Now look at page 5 of 8, please. It  
12 would be October the 9th.

13 A Okay.

14 Q Babcock Home Furniture.

15 A That's personal.

16 Q That's personal. Okay.

17 A Well, let me backup with that, if I  
18 could.

19 Q Yeah.

20 A I did purchase a couple of things  
21 from them, a stove and refrigerator from them to  
22 put in units, but I can't say definitely which  
23 one it went in.

24 Q Okay. American Reliable Insurance,  
25 what do they insure?

1           A       American Reliable, that's personal.

2           Q       Personal? And Progressive?

3           A       That's also personal.

4           Q       Okay. Page six, Advanced Auto Parts  
5 in Bishopville, is that --

6           A       More or less, that's personal.  
7 Yeah.

8           Q       Okay. How about all these gas  
9 things I see everywhere? That's personal?

10          A       Well, I've -- I've used gas at the  
11 parks too, so it -- it could be either/or.

12          Q       Gotcha. Every time I see a  
13 Synchrony credit card, that -- that's per---  
14 your -- your personal card?

15          A       Yeah. Yes, sir.

16          Q       Okay. All right. Blue Water, Folly  
17 Road, Charleston.

18          A       That's personal.

19          Q       Yeah. And Shari's Berries,  
20 personal, right?

21          A       Yes, sir.

22          Q       I might have asked you this. If I  
23 did, I'm sorry for going back over it. American  
24 Modern Insurance, what do they insure?

25          A       That's on a house I have --

1 Q That --

2 A That's my personal.

3 Q Okay. Comenity Pay Road Web

4 payment. That's on page six. Do you know what  
5 that would be?

6 A Page six?

7 Q Yes, sir. It's August the 7th.

8 A August the 7th.

9 Q It's on page 6 of 8.

10 A Page 6 of 8.

11 Q It's about four or five lines down.

12 A All right, 6 of 8.

13 Q Yeah, August 7th.

14 A This is September 25th.

15 Q Oh, you're on the -- you're in the  
16 wrong month.

17 A Yeah.

18 Q Go back a month.

19 A Okay. That don't ring a bell right  
20 offhand. I don't know.

21 Q Okay. And Foremost insures what?

22 A They were insuring both properties.

23 Q Okay. Who has a Chase credit card?

24 A I think I had one, but I don't have  
25 it anymore.

1 Q Okay. So that would be a personal  
2 credit card bill?

3 A Right.

4 Q Okay. Lowe's at Surfside, that's  
5 personal?

6 A More or less was personal down  
7 there.

8 Q That's down by the campground.

9 A Yeah.

10 Q We spent a lot of my children's  
11 childhood at PirateLand, so I know exactly where  
12 that is. If you would look at June 22nd,  
13 please, 4 of 8.

14 MR. BLEDSOE: June 22nd.

15 By MR. BARTH

16 Q Right at the bottom, it says ABC  
17 Supply. What is that?

18 A June 22nd.

19 MR. BLEDSOE: Four of eight? I  
20 don't see that.

21 MR. BARTH: Yeah. Look at 4 of 8.  
22 It says -- third from the bottom.

23 THE DEPONENT: Well, I know what ABC  
24 Supply is. That -- that --

25 MR. BLEDSOE: Oh, I see ABC Supply.

1 By MR. BARTH

2 Q Do you have a receipt book?

3 A I don't have one, no.

4 Q How did you -- I mean, if I --

5 A If I do have receipts, I would kind  
6 of discard them. And if I've finished with  
7 them, then...

8 Q So you just have -- you don't have  
9 like a notebook where you tear them out and give  
10 the person one and you keep one?

11 A Yeah. That's what I had, yeah.

12 Q That's what you had?

13 A Well, what -- what I got now, but I  
14 just don't retain them.

15 Q Did you have any -- did you have one  
16 for the Humpty Dumpty?

17 A Yes. Well, I kind of combined the  
18 same receipt book for both of them.

19 Q Okay. And you don't have it  
20 anymore?

21 A I do not.

22 Q Where did it go?

23 A I got rid of a lot of stuff from --  
24 from this park and the -- I don't know. I just  
25 got, again, ticked off.

1 on.

2 Q Okay.

3 A Next page, there's a couple of L's  
'4 for late.

5 Q All right. Was that 2010 you're  
6 looking at?

7 A Yes, sir.

8 Q All right. Look -- you see lot 12?

9 A Yes, sir.

10 Q All right. For January, it says L.  
11 What -- I know you mean -- that means late, but  
12 how much money does that mean?

13 A It could depend on how -- how late  
14 they are. I mean, it could depend on a couple  
15 of things, and it -- and it could depend on  
16 whether I actually got the money.

17 Q Okay. Well, how do I know --

18 A You wouldn't know by --

19 Q -- in this spreadsheet?

20 A You wouldn't know by looking at  
21 this.

22 Q What -- what would I have to look at  
23 to know the answer?

24 A Well, you know it was late. And  
25 whether they paid it or not, I know that it gets

1 on further op--- it's open, so I'm not sure if I  
2 went ahead and evicted them and didn't put it in  
3 here, because in June and July, the unit was  
4 open. And then I probably -- it looks like I  
5 rented again in August.

6 Q Because you've got 12 of these L's  
7 -- maybe 13; I didn't see that one -- you got 13  
8 L's. How would -- how would my client be able  
9 to tell how much money you collected in those 13  
10 months?

11 A Well, I -- I put in here what I --  
12 actually the rent is. I didn't put like the  
13 actual late fees collected or if I collected  
14 them.

15 Q Okay. And so when the formula went  
16 down and calculated 35 and 25, none of the money  
17 represented by the L's would figure into the  
18 formula, would it?

19 A That's correct.

20 Q All right. So whatever money you  
21 would have gotten out of the L's you wouldn't  
22 have shared with Mis--- Mr. Baker, would you?

23 A That's correct.

24 Q And why is that? I mean, isn't it  
25 partly his?

1           A       Well, I had to do eviction. I had  
2 to do eviction. We've got pages of evictions.

3           Q       Okay. Well, you've got maintenance  
4 and upkeep of -- you got 13,000 dollars in the  
5 bank, and evictions, 40 dollars.

6           A       I got 13,000?

7           Q       12,813.

8           A       Okay. Let me explain that.

9           Q       Okay.

10          A       As it progressed on, I used this  
11 late -- late fee if I had anything extra to add  
12 to upkeep and maintenance under my -- to try to  
13 maintain the park.

14          Q       Can I ask -- can I stop you? I  
15 don't --

16          A       Okay.

17          Q       I don't want you to tell me the  
18 whole -- I do want to hear the whole story. **But**  
19 **when you took some of that money to pay for some**  
20 **upkeep or maintenance and that kind of stuff,**  
21 **where is that accounted for anywhere and where**  
22 **are the receipts for that --**

23          A       **There's not accounting on this.**

24          Q       **Okay. No -- no records, period?**

25          A       **Right.**

1 Q Okay.

2 A So that's -- but I took the late  
3 fees and kind of managed them on my own because  
4 he had no input on the contract. I come up with  
5 that on my own.

6 Q Uh-huh. Did you consider that your  
7 money?

8 A No, I didn't. I don't consider it  
9 my money. No.

10 Q Okay.

11 A I used it for the park, it --  
12 whether it was eviction notices or using it for  
13 the upkeep and maintenance.

14 Q How -- how do you know you spent it  
15 all?

16 A Again, you know, 20 -- 25 units with  
17 900 dollars operating cost, and you look at the  
18 expenses I've -- I produced, even though they're  
19 not itemized out, you know I've done spent a lot  
20 of money. I mean, I don't have a itemized list.  
21 No, I don't. But I do have -- I do have a  
22 document there showing a lot of expenses. Like  
23 I said, Ace Hardware is 7,000 alone, but not  
24 necessarily all going to Humpty Dumpty. It  
25 would be -- it's on my personal property, but

1     yeah, there's still a lot of money going out.

2           Q       Did you use some of these late fees  
3     to supplement what you needed at your park?

4           A       No, sir.

5           Q       Are you sure?

6           A       Well, I'm -- I'm sure, yes. I'm --  
7     I'm going to say sure. I -- I put it -- I put  
8     it back in that maintenance.

9           Q       Of this -- of Humpty Dumpty?

10          A       Right.

11          Q       Okay. Well, you mentioned something  
12     about evictions. But in '10, you didn't have  
13     but one eviction all year. So you couldn't have  
14     spent much on that, right?

15          A       Well, I may have not put it on here  
16     correctly. I don't know. I may end up putting  
17     the E in there when I made it because, like I  
18     say, if you go to 18, there was a couple of  
19     spots there I had a hit-and-miss payment, so  
20     more than likely, it looks like I evicted that  
21     person.

22          Q       Okay. If we take a short break in a  
23     little while, if -- if I assume 15 dollar late  
24     fee and look at all the L's, I can figure out  
25     how much money?

1 A Not necessarily.

2 Q Why is that?

3 A They're not -- it's not necessarily  
'4 they actually paid that.

5 Q Okay. Look at 11.

6 A Okay.

7 Q Okay. Do you see all those L's and  
8 E's?

9 MR. BLEDSOE: Excuse me a minute.

10 MR. BARTH: Yeah.

11 MR. BLEDSOE: Do y'all -- what do  
12 y'all want to do about lunch? Do you want to  
13 keep going or do you want to take a break?

14 MR. BARTH: I'd just as soon keep  
15 going.

16 MR. BLEDSOE: Okay.

17 MR. BARTH: I might be able to knock  
18 it out today --

19 MR. BLEDSOE: Okay.

20 MR. BARTH: -- and not have to do  
21 any tomorrow. Would that be okay?

22 MR. BLEDSOE: Yeah.

23 MR. BARTH: Is that okay?

24 THE DEPONENT: Uh-huh.

25 By MR. BARTH

1 A Some of --

2 Q Yeah. I'm not trying to confuse  
3 you. I'm just trying to figure out, you said  
'4 you used some of the money in the months with an  
5 L to --

6 A It could be some of them deposits I  
7 made. I mean, it could very well be. If I  
8 didn't have anywhere to cover, I would have to  
9 put money in.

10 Q Okay. And so you would have used  
11 this -- this money, whatever it -- whatever it  
12 was?

13 A Late -- late fee money.

14 Q Late fee money. Okay. And --

15 A And again, just because it's got an  
16 L there, that don't mean to say I got that late  
17 fee money.

18 Q Right. But how -- how are we  
19 supposed to know what Mr. Baker's entitled to if  
20 we don't know the amount you're talking about?

21 A Again, we made that -- excuse me. I  
22 made the contract up.

23 Q Uh-huh.

24 A I included late fees because I was  
25 getting in -- in -- in a situation where I --

1 where it wasn't -- where I wasn't getting enough  
2 money to cover things.

3 Q Right.

4 A So yeah, I kind of lost -- lost my  
5 thought here. But he -- he had no knowledge of  
6 the late fee on the contract. He had no  
7 knowledge of my contract.

8 Q Okay.

9 A He never asked to see a contract.  
10 We never had an agreement of any late fees he  
11 was to get or not get.

12 Q Okay. So --

13 A He never inquired about it up to  
14 this point.

15 Q All right. And so what was your  
16 position on the late fees? He wasn't entitled  
17 to any of it?

18 A Well, if I was using it, you know,  
19 in the park, I would say not because he was  
20 benefiting from it by keeping the park up and  
21 not having to change our percentage of income.

22 Q But you -- but you can't show  
23 anybody what you spent, right?

24 A That's correct.

25 Q We just have to take your word for

1 it.

2 A Yes, sir.

3 Q Okay.

4 A Those are cool glasses you got,  
5 anyway.

6 Q Thank you. I love it. It took me  
7 forever to find them, man. I carry them  
8 everywhere. All right. On the same one, in 11,  
9 it shows manage, 35 percent; owner, 45 percent,  
10 right?

11 A Right.

12 Q Okay. In 2012, there's just an  
13 entry on the bottom that I'm not sure I  
14 understand. Do you see that one? The very  
15 bottom, it says HD27 1500 dollars, paid 375.

16 A Yes, sir, I remember that.

17 Q Okay. What is that?

18 A This particular unit, the guy was  
19 shooting fireworks.

20 Q Okay. And you have a penalty for  
21 that, don't you?

22 A Well, he shot a bottle rocket and it  
23 went up under a mobile home. Okay? It burnt  
24 the whole underneath of the mobile home. I  
25 repaired it. And this is the fee we come up

1 A A little bit of everything.  
 2 There -- there's some -- a breakdown of what we  
 3 had to do anywhere from heating and A.C. units.  
 4 And they had put a lot of window units in.  
 5 Carroll put a lot -- his handyman had put a lot  
 6 of window units in these units because the --  
 7 the central heat and air -- air wouldn't work.  
 8 It was cheaper to do that. So we had come in.  
 9 We had to put central heat and air in a bunch of  
 10 them.  
 11 Q In a bunch of them. All right.  
 12 Now, ultimately, you had too -- or you guys came  
 13 in and you fixed something on how many out of  
 14 the 25?  
 15 A Twenty-three.  
 16 Q Twenty-three out of 25?  
 17 A Yes, sir.  
 18 Q Are the other two still okay?  
 19 A Yeah. We -- we've renovated those  
 20 since then.  
 21 Q You've renovated those since then?  
 22 A Yes, sir.  
 23 Q And the -- the five you repaired up  
 24 front --  
 25 A Yes, sir.

1 home parks right around --  
 2 MR. BLEDSOE: Objection.  
 3 THE WITNESS: I checked --  
 4 MR. BLEDSOE: Objection.  
 5 THE COURT: What's your objection?  
 6 MR. BLEDSOE: That's hearsay.  
 7 He's -- he's about -- to say he got information  
 8 from other mobile home dealers.  
 9 THE COURT: Well, that's not -- he  
 10 can -- he can say that other than what they told  
 11 him. If he found out information, then you  
 12 cross examine him on --  
 13 MR. BLEDSOE: Okay.  
 14 THE COURT: -- how he got it and if  
 15 it comes from other people, then it would be  
 16 hearsay.  
 17 MR. BARTH: All right.  
 18 By Mr. Bledsoe:  
 19 Q Did you -- when you took the park  
 20 back over and you started to look at the rent,  
 21 you think y'all -- you weren't charging enough?  
 22 A That's right.  
 23 Q All right. Now, you had  
 24 conversations with people that own mobile home  
 25 parks.

1 Q -- is that the number you divided --  
 2 you multiplied by 23 to get your total?  
 3 A Yes, sir.  
 4 Q The average?  
 5 A That's right.  
 6 Q Okay, And the repairs, can you  
 7 categorize any of them? I mean, how many of  
 8 them were major?  
 9 A Probably 14.  
 10 Q Probably 14 of them?  
 11 A Yeah. Uh-huh.  
 12 Q All right. How many of the  
 13 floors -- when you came back in, how many of the  
 14 floors were -- were spongy?  
 15 A Probably two-thirds of them.  
 16 Q Okay. Leaky roofs, how many?  
 17 A Probably half of them.  
 18 Q And decks that were rotten?  
 19 A Nine, I believe.  
 20 Q Okay.  
 21 A Nine was in bad shape.  
 22 Q Okay. All right. The last topic,  
 23 lower than market rent. What do you mean?  
 24 Excuse me.  
 25 A We checked with some more mobile

1 A That's right.  
 2 Q All right. Would -- I don't know  
 3 anything about mob--- mobile homes --  
 4 A Right.  
 5 Q -- but were you trying to compare  
 6 comparable places?  
 7 A That's right. Yeah.  
 8 Q All right.  
 9 A Like 60-foot versus three-bedroom,  
 10 60-foot, stuff like that and how many they had  
 11 in the two-bedroom.  
 12 MR. BLEDSOE: Again, I object to  
 13 that, Your Honor.  
 14 THE COURT: He can go in -- he can  
 15 go ahead and testify to it. You can cross  
 16 examine him.  
 17 MR. BARTH: Based -- based --  
 18 THE COURT: I can weed out what  
 19 I'll -- I can put on --  
 20 MR. BARTH: Yeah.  
 21 THE COURT: -- here and not be in a  
 22 jury.  
 23 By Mr. Barth:  
 24 Q Why do you think yours -- how much a  
 25 month do you think you were undercharging?

1 Q Did you ever have a record of  
2 getting that money back or not really?  
3 A Not really.  
4 Q Okay. All right.  
5 MR. BARTH: Okay. Thank you, sir.  
6 Nothing further.  
7 MR. BLEDSOE: That's all I got.  
8 EXAMINATION  
9 By The Court:  
10 Q Mr. Brown, these maintenance fees.  
11 I think both of you mentioned the number of  
12 about 13,000 dollars in fixed costs per year to  
13 print out. How much came in to this fund every  
14 year?  
15 A As far as the upkeep fund?  
16 Q Right.  
17 A Well, the -- actually, I don't know  
18 if these are the actual document, but it shows  
19 it on the spreadsheet, so...  
20 Q Tell me, how much was it?  
21 A Annually, it -- 22,000 to 23,000  
22 dollars.  
23 Q Okay. So around those numbers that  
24 were said before, 22, 23,000 dollars. And that  
25 would give about 10,000 dollars -- or 9 or

1 A Out of my pocket. I used late fees.  
2 Q Okay. And those are the documents  
3 that were destroyed?  
4 A Yes, sir.  
5 Q Okay. You got any -- and I don't  
6 know if I heard testimony of this. I may have  
7 to come back to it. You got any estimate --  
8 because you've been in this business, sounds  
9 like a pretty good while too. What kind of  
10 repairs, dollar-wise, was needed to the mobile  
11 homes after all this fell apart? At least  
12 three. You said three. He said five.  
13 A Well, usually when a tenant moves  
14 out, they get -- when they evicted, which I  
15 think all three of these did. They do some  
16 unexpected damages to the house. And I would  
17 say maybe carpeting -- might need new carpeting  
18 and possibly some vinyl. But I didn't really go  
19 through them after this happened. I just said,  
20 to hell with it. And I didn't go through and  
21 itemized everything out, but I would say five to  
22 a thousand dollars apiece.  
23 Q Five --  
24 A Five hundred to a thousand dollars  
25 apiece.

1 10,000 dollars each year in discretionary  
2 spending for maintenance and other things.  
3 That's what you don't have any documentation of  
4 where that went?  
5 A Right.  
6 Q And at the end, was that the -- I  
7 heard testimony earlier about some number of 22  
8 dollars or something left. Is that the fund  
9 we're talking about -- 42 dollars. I'm sorry.  
10 Yeah, \$42.48 balance. Is that the fund that we  
11 were talking about?  
12 A I don't actually know where they  
13 come up with 42 dollars from. I don't know.  
14 Q Regardless of the number, is that  
15 the fund that we're talking about, the  
16 maintenance fund?  
17 A Yes, sir.  
18 Q Okay. Did you -- every year, is it  
19 your position that you spent all of that money  
20 that came in on maintenance or did some of that  
21 carry over?  
22 A No, actually, I spent more than  
23 that.  
24 Q Where did the money come from that  
25 you spent?

1 Q During this 14, 15 years, what's the  
2 most y'all ever spent to fix a mobile home after  
3 somebody moved out?  
4 A I'd say from about 1,000, 1,500,  
5 maybe.  
6 Q At some point, did you just total it  
7 out and put another one in?  
8 A No, sir.  
9 Q Okay.  
10 A We'd re-build them.  
11 Q Okay. But that was basically it,  
12 500, 1,500, somewhere in that range?  
13 A Yeah. That -- that's the material  
14 now. You know, I had to put my labor into it,  
15 which come out of my part.  
16 Q Okay.  
17 A That was my -- my deal. I put the  
18 labor into it. I'm talking about materials.  
19 Q Okay. Your testimony was that you  
20 got pissed off, your words and destroyed the  
21 records. One, when -- when did that happen?  
22 A When this happened is when Marion  
23 contacted me.  
24 Q What year was that?  
25 A July 2020.

1 Q Okay.  
 2 A The end of July 2020, I guess,  
 3 somewhere in the area.  
 4 Q All right. So July 2020. And why  
 5 did you get pissed off?  
 6 A Due to the fact that I had a  
 7 partnership in this business and he wants me to  
 8 walk out and don't give me nothing for it.  
 9 That's why. I worked 14 years building this  
 10 park and he claims that I built the park just so  
 11 I could manage it.  
 12 Q Okay. And why did you destroy the  
 13 records and which records did you destroy?  
 14 A Receipt books and the little ledger  
 15 I kept up with. I just got rid of all that. I  
 16 just threw it away.  
 17 Q What was your motivation for doing  
 18 that?  
 19 A Just transition of me having to walk  
 20 out of this park with nothing.  
 21 Q I mean, were you trying to get back  
 22 at him? Were you trying to hide something?  
 23 What was going on?  
 24 A I wasn't trying to hide nothing. I  
 25 had -- he had spreadsheets. I mean, it showed

1 A That's what I just said is -- you  
 2 know the upkeep funds, I put it in my first  
 3 First Citizens account.  
 4 Q How much -- how much did you put in  
 5 your own account?  
 6 A Normally enough to cover the  
 7 insurance and the -- the B&R lumber and stuff  
 8 like that, I would -- I would write them a check  
 9 once a month.  
 10 Q So would it be this remaining amount  
 11 of 9,000 or so per month that you would put in  
 12 there?  
 13 A Yeah, roughly. Unless I paid some  
 14 cash. I -- I would like, buy carpet and vinyl  
 15 from a guy and I would pay him cash for it just  
 16 so...  
 17 Q And where would this money be  
 18 transferred from? From what account? How --  
 19 how would it get to your account? Did y'all  
 20 have a escrow account or some account for the  
 21 trailer park?  
 22 A I just had the -- what he called a  
 23 personal account that I put my funds in my part  
 24 and the funds I got from him that -- the -- the  
 25 upkeep funds in.

1 the actual income of what I -- at least what I  
 2 put down. If I made a mistake, I made a  
 3 mistake, but...  
 4 Q Okay. You had indicated late fees,  
 5 pet fees, some other fees as well that you -- I  
 6 think, in your deposition and here you indicated  
 7 that you collected, didn't give them to him.  
 8 Some of these you put in your own -- commingled  
 9 in your own bank account. As we sit here today,  
 10 can you tell me how much we're talking about?  
 11 A That's late fees and pet fees? I  
 12 don't --  
 13 Q Everything.  
 14 A Pet fees are 300 dollars. I know  
 15 that. But late fees, I -- I do not have a  
 16 number on that.  
 17 Q How about rent?  
 18 A What?  
 19 Q Any -- did you collect any of your  
 20 rent and put it in your own account?  
 21 A Only the upkeep funds. I put it in  
 22 that one account we took -- we discussed.  
 23 Q Okay. How about fees from that  
 24 upkeep maintenance fund, did you transfer any of  
 25 that to your own bank account?

1 Q Okay. So --  
 2 A That the account. I didn't transfer  
 3 them from another account to that account. Is  
 4 that what you're asking?  
 5 Q Well, how did that get in First  
 6 Citizens? Did somebody take a bag of cash there  
 7 or was --  
 8 A Yeah, that's right. A bag of cash.  
 9 Q Okay. So it was collected.  
 10 A Like I say 95 percent of this income  
 11 was cash.  
 12 Q Why was there not a -- was there an  
 13 account for the mobile home park?  
 14 A The one he had set up, I put the  
 15 cash that he requested. What -- what -- the  
 16 cash he requested, I gave him personally and he  
 17 gave me a deposit slip for the balance. I would  
 18 put it in the Humpty Dumpty Mobile Home Park.  
 19 Q Why -- why would you put some money  
 20 in your own personal account? Why would you put  
 21 money in your own account?  
 22 A For -- it was for the upkeep funds.  
 23 Q Why would you put it in your own  
 24 account?  
 25 A I had to pay insurance and taxes and

△ #1

STATE OF SOUTH CAROLINA  
COUNTY OF LEE

IN THE COURT OF COMMON PLEAS  
OF THE THIRD JUDICIAL CIRCUIT  
2020-CP-31-00237

CARROLL D. BROWN,  
  
Plaintiff,

vs.

**DEFENDANT'S FIRST REQUEST TO  
ADMIT TO PLAINTIFF**

JOHN M. BAKER dba HUMPTY DUMPTY  
MOBILE HOME PARK,  
  
Defendant.

**TO: JOHN W. BLEDSOE, III, ESQ., COUNSEL FOR THE PLAINTIFF AND THE  
PLAINTIFF:**

YOU WILL PLEASE TAKE NOTICE THAT pursuant to Rule 36 of the South  
Carolina Rules of Civil Procedure, the Defendant herein requests that the Plaintiff in the  
above-referenced action admit or deny the truth of the following matters set forth.

Under Rule 36, the matters that Plaintiff is requested to admit shall be deemed  
admitted unless Plaintiff delivers or causes to be delivered to Defendant or his attorney of  
record, a sworn statement within thirty (30) days after the delivery of this request, either  
denying specifically the matters of which an admission is requested or explaining in  
detail why it cannot truthfully either admit or deny these matters.

**REQUEST TO ADMIT**

1. Admit that you did not report any income received from the Humpty  
Dumpty Mobile Home Park for tax year 2019 on your federal or state income tax returns.
2. Admit that you did not report any income received from the Humpty  
Dumpty Mobile Home Park on your federal or state tax returns for any of the tax years

regarding which you claim to have been in a partnership with the Defendant, John M. Baker, d/b/a Humpty Dumpty Mobile Home Park.

3. Admit that other than for July 2020, you have no records of expenses you paid regarding upkeep and maintenance on the Humpty Dumpty Mobile Home Park for the years regarding which you claim to have been in a partnership with the Defendant, John M. Baker, d/b/a Humpty Dumpty Mobile Home Park.

4. Admit that you have no records of expenses you paid regarding the Humpty Dumpty Mobile Home Park for mobile home set-up, mobile home repairs and/or improvements, for the years regarding which you claim to have been in a partnership with the Defendant, John M. Baker, d/b/a Humpty Dumpty Mobile Home Park.

5. Admit that you collected pet deposits and late fees from tenants of the Humpty Dumpty Mobile Home Park and did not report all those collections on the monthly spreadsheets you supplied to the Defendant, John M. Baker, d/b/a Humpty Dumpty Mobile Home Park.

6. Admit that you comingled your income from the Humpty Dumpty Mobile Home Park with your income from other businesses you owned.

**CALLISON TIGHE & ROBINSON, LLC**

*s/Louis H. Lang*

Louis H. Lang, S.C. Bar No. 3127

1812 Lincoln Street, Suite #200

Post Office Box 1390

Columbia, South Carolina 29202-1390

Telephone: 803-404-6900

Facsimile: 803-404-6902

Email: [louislang@callisontighe.com](mailto:louislang@callisontighe.com)

**ATTORNEYS FOR DEFENDANT,  
JOHN M. BAKER dba HUMPTY  
DUMPTY MOBILE HOME PARK**

5/1/2021

8560.001\Disc\RTA

# BLEDSONE LAW FIRM, LLC

POST OFFICE BOX 250      325 WEST HOME AVENUE  
HARTSVILLE, SOUTH CAROLINA 29551

JOHN W. BLEDSONE, III

TELEPHONE (843) 332-2255  
FACSIMILE (843) 332-2257

April 22, 2021

**VIA FIRST CLASS MAIL & EMAIL**

Louis H. Lang, Esquire  
Callison Tighe & Robinson, LLC  
Post Office Box 1390  
Columbia, South Carolina 29202-1390

RE:    Carroll Brown vs. John Baker, et al  
      Case No.: 2020-CP-31-00237

Dear Louis:

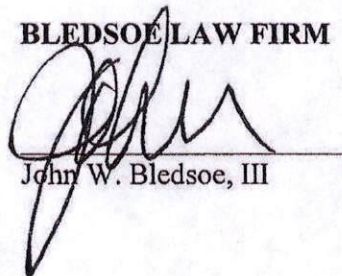
Enclosed, please find for service upon you in the above referenced case the following document:

1.     Plaintiff's Answers to Defendant's First Request to Admit.

If you have any questions or concerns please do not hesitate to contact me at my office.

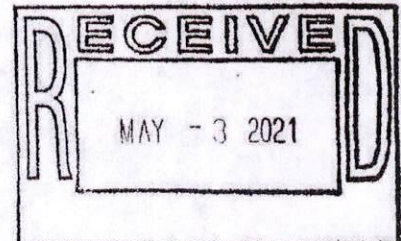
With kindest regards,

**BLEDSONE LAW FIRM**



John W. Bledson, III

JWB/ltd  
Enclosure



STATE OF SOUTH CAROLINA )  
COUNTY OF LEE )  
  
CARROLL D. BROWN, )  
  
Plaintiff, )  
  
vs. )  
  
JOHN M. BAKER dba HUMPTY )  
DUMPTY MOBILE HOME PARK, )  
  
Defendant. )

IN THE COURT OF COMMON PLEAS  
OF THE THIRD JUDICIAL CIRCUIT  
C/A No. 2020-CP-31-00237

PLAINTIFF'S ANSWERS TO  
DEFENDANT'S FIRST REQUEST  
TO ADMIT

**TO: LOUIS H. LANG, ATTORNEY FOR DEFENDANT:**

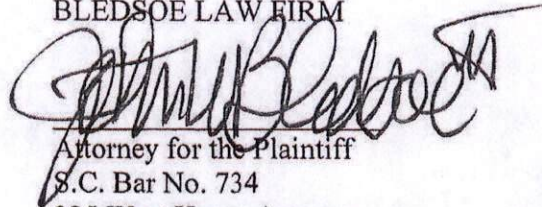
The Plaintiff, pursuant to Rule 36 of the South Carolina Rules of Civil Procedure, the Plaintiff responds to the Defendant's Request to Admit as follows:

1. Plaintiff denies Request to Admit #1 and states that he did report income received from Humpty Dumpty Mobile Home Park for tax year 2019; however, the income from Humpty Dumpty Mobile Home Park was not specially identified or segregated.
2. Plaintiff denies Request to Admit #2 and states that he did report income from Humpty Dumpty Mobile Home Park for the remaining tax years for the length of the partnership. Again, this income was reported but not specially identified or segregated.
3. Plaintiff denies Request to Admit #3 and states that he has no records of expenses for maintenance and upkeep on the mobile homes and would state that Plaintiff performed this labor himself and was not specifically paid for same. Plaintiff would

further state that he had a helper whose labor was paid by Defendant and Plaintiff gave the helper a 1099 form which would be reflected on his tax returns.

4. Plaintiff denies Request to Admit #4 as explained in response to Request to Admit #3 and Plaintiff provided 1099 forms to helper.
5. Plaintiff admits Request to Admit #5 but would state that the monies so collected were primarily absorbed by the costs of eviction notices and Court cost for evictions.
6. Plaintiff admits Request to Admit #6 that he comingled his income from Humpty Dumpty Mobile Home Park with other business income as reported on his income tax returns.

BLEDSON LAW FIRM



Attorney for the Plaintiff

S.C. Bar No. 734

325 West Home Avenue

Post Office Box 250

Hartsville, SC 29551

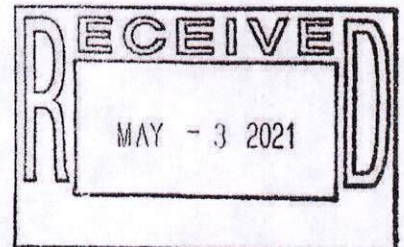
843-332-2255 (Phone)

843-332-2257 (Fax)

[john@johnbledsoelaw.com](mailto:john@johnbledsoelaw.com)

Hartsville, South Carolina  
April 22, 2021

- 2 -



## MARION BAKER'S DAMAGES

|                                                                 |              |
|-----------------------------------------------------------------|--------------|
| Unreported Late Fees                                            | \$ 55,973.37 |
| January-July 2020 Maintenance Fund                              | \$ 5,943.67  |
| Unreported Pet Fees                                             | \$ 2,900.00  |
| Failure to Maintain Units                                       | \$222,258.43 |
| Lower Than Market Rent                                          | \$100,507.50 |
| Tires and Axles                                                 | \$ 9,752.00  |
| Damage to Land (3 units removed)                                | \$ 900.00    |
| Non-Reported Rent (prorated and new tenants)                    | \$115,056.00 |
| Non-Reported Rent<br>(Incorrect Rent Shown and Missed Payments) | \$ 28,154.52 |

**TOTAL DAMAGES CLAIMED                    \$541,445.49**

### **Pre-Judgment Interest?**

|             |              |             |              |
|-------------|--------------|-------------|--------------|
| <b>2016</b> | <b>7.5%</b>  | <b>2021</b> | <b>7.25%</b> |
| <b>2017</b> |              | <b>2022</b> | <b>7.25%</b> |
| <b>2018</b> | <b>8.5%</b>  | <b>2023</b> | <b>7.25</b>  |
| <b>2019</b> | <b>9.50%</b> | <b>2024</b> | <b>12.5%</b> |
| <b>2020</b> | <b>8.75%</b> |             |              |

### Humpty Dumpty Rental Property Monthly Income Summary

|                          | Jan. 06    | Feb.06     | Mar. 06      | Apr. 06        | May. 06        | June. 06       | July. 06       | Aug.06         | Sept.06        | Oct.06       | Nov.06         | Dec.06       | Total Income   |
|--------------------------|------------|------------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|----------------|--------------|----------------|
| Lot #1HD                 |            |            | \$350        | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350        | \$350          | \$345        | \$3,495        |
| Lot #2HD                 |            |            | \$350        | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350        | \$350          | \$350        | \$3,500        |
| Lot #21HD                |            |            |              | \$300          | \$300          | \$300          | \$300          | \$300          | \$300          | \$280        | \$300          | \$300        | \$2,680        |
|                          |            |            |              |                |                |                |                |                |                |              |                |              | \$0            |
| <b>Total</b>             | <b>\$0</b> | <b>\$0</b> | <b>\$700</b> | <b>\$1,000</b> | <b>\$1,000</b> | <b>\$1,000</b> | <b>\$1,000</b> | <b>\$1,000</b> | <b>\$1,000</b> | <b>\$980</b> | <b>\$1,000</b> | <b>\$995</b> | <b>\$9,675</b> |
|                          |            |            |              |                |                |                |                |                |                |              |                |              |                |
|                          |            |            |              |                |                |                |                |                |                |              |                |              |                |
|                          |            |            |              |                |                |                |                |                |                |              |                |              |                |
| Upkeep/<br>Maint. Income | \$0        | \$0        | \$140        | \$200          | \$200          | \$200          | \$200          | \$200          | \$200          | \$196        | \$200          | \$199        | \$1,935        |
|                          |            |            |              |                |                |                |                |                |                |              |                |              |                |
|                          |            |            |              |                |                |                |                |                |                |              |                |              |                |
| Manage 35%               |            |            | \$245.00     | \$350.00       | \$350.00       | \$350.00       | \$350.00       | \$350.00       | \$350.00       | \$343.00     | \$350.00       | \$348.25     | \$3,386.25     |
| Owner's 45%              | \$0        | \$0        | \$315        | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$441        | \$450          | \$448        | \$4,353.75     |

**EXHIBIT**  
#4

### Humpty Dumpty Rental Property Monthly Income Summary

|              | Jan. 07        | Feb.07         | Mar. 07        | Apr. 07      | May. 07        | June. 07       | July. 07     | Aug.07       | SepL07         | Oct.07         | Nov.07         | Dec.07         | Total Income    |
|--------------|----------------|----------------|----------------|--------------|----------------|----------------|--------------|--------------|----------------|----------------|----------------|----------------|-----------------|
| Lot #1HD     | \$350          | \$350          | \$350          | \$175        | \$350          | \$525          | \$350        | \$350        | \$350          | \$300          | \$400          | \$350          | \$4,200         |
| Lot #2HD     | \$350          | \$350          | \$350          | \$350        | \$350          | \$350          | \$350        | \$300        | \$400          | \$350          | \$350          | \$350          | \$4,200         |
| Lot #21HD    | \$320          | \$300          | \$300          | \$300        | \$300          | \$300          | \$0          | \$0          | \$300          | \$300          | \$300          | \$0            | \$2,720         |
| Lot #22HD    |                |                |                |              |                |                |              |              | \$350          | \$350          | \$350          | \$350          | \$1,400         |
|              |                |                |                |              |                |                |              |              |                |                |                |                | \$0             |
|              |                |                |                |              |                |                |              |              |                |                |                |                | \$0             |
|              |                |                |                |              |                |                |              |              |                |                |                |                | \$0             |
|              |                |                |                |              |                |                |              |              |                |                |                |                | \$0             |
|              |                |                |                |              |                |                |              |              |                |                |                |                | \$0             |
|              |                |                |                |              |                |                |              |              |                |                |                |                | \$0             |
|              |                |                |                |              |                |                |              |              |                |                |                |                | \$0             |
|              |                |                |                |              |                |                |              |              |                |                |                |                | \$0             |
| <b>Total</b> | <b>\$1,020</b> | <b>\$1,000</b> | <b>\$1,000</b> | <b>\$825</b> | <b>\$1,000</b> | <b>\$1,175</b> | <b>\$700</b> | <b>\$650</b> | <b>\$1,400</b> | <b>\$1,300</b> | <b>\$1,400</b> | <b>\$1,050</b> | <b>\$12,520</b> |

| Upkeep/<br>Maint.<br>Income |       |       |       |       |       |       |       |       |       |       |       |       |         |
|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------|
|                             | \$204 | \$200 | \$200 | \$165 | \$200 | \$235 | \$140 | \$130 | \$280 | \$260 | \$280 | \$210 | \$2,504 |
|                             |       |       |       |       |       |       |       |       |       |       |       |       |         |
|                             |       |       |       |       |       |       |       |       |       |       |       |       |         |

|            |       |       |          |          |          |          |          |          |          |          |          |          |            |
|------------|-------|-------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------------|
| Manage 35  | \$357 | \$350 | \$350.00 | \$288.75 | \$350.00 | \$411.25 | \$245.00 | \$227.50 | \$490.00 | \$455.00 | \$490.00 | \$367.50 | \$4,382.00 |
| Owner's 45 | \$459 | \$450 | \$450    | \$371    | \$450    | \$529    | \$315    | \$293    | \$630    | \$585    | \$630    | \$473    | \$5,634.00 |



## Humpty Dumpty Rental Property Monthly Income Summary

*Modded  
for Mid  
Month*

|              | Jan. 09 | Feb. 09 | Mar. 09 | Apr. 09 | May. 09 | June. 09 | July. 09 | Aug. 09 | Sept. 09 | Oct. 09 | Nov. 09 | Dec. 09 | Total Income |
|--------------|---------|---------|---------|---------|---------|----------|----------|---------|----------|---------|---------|---------|--------------|
| Lot #1HD     | \$350   |         | \$350   | \$350   | \$270   | \$440    | \$350    | \$350   | \$350    | \$350   | \$350   | \$350   | \$3,860      |
| Lot #2HD     | \$0     | \$700   | \$350   | \$350   | \$350   |          | \$700    |         | \$350    |         |         | \$200   | \$3,000      |
| Lot #3HD     | \$0     | \$375   | \$375   | \$375   |         | \$375    | \$375    | \$375   | \$375    | \$375   | \$375   | \$375   | \$3,750      |
| Lot #4HD     | \$420   | \$420   | \$420   | \$420   | \$420   | \$420    | \$420    | \$420   | \$420    | \$420   | \$420   | \$420   | \$5,040      |
| Lot #6HD     | \$425   | \$425   | \$425   | \$425   | \$425   | \$425    | \$425    | \$425   | \$425    |         |         | \$425   | \$4,250      |
| Lot #8HD     | \$400   | \$400   | \$400   | \$400   |         | \$850    | \$400    | \$400   | \$400    | \$400   | \$400   | \$400   | \$4,850      |
| Lot #10HD    | \$400   | \$400   | \$400   | \$400   | \$400   |          | \$200    | \$500   | \$900    |         | \$400   |         | \$4,000      |
| Lot #12HD    | \$400   | \$400   | \$400   | \$400   | \$400   | \$400    | \$400    | \$400   |          | \$400   | \$800   | \$400   | \$4,800      |
| Lot # 14HD   | \$0     | \$400   | \$400   |         | \$400   | \$800    |          | \$300   |          |         | \$400   | \$400   | \$3,100      |
| Lot #21HD    | \$0     | \$325   |         | \$650   |         | \$325    | \$200    | \$250   | \$300    | \$550   | \$270   |         | \$2,870      |
| Lot #22HD    | \$700   | \$350   | \$350   |         | \$350   | \$350    |          | \$350   |          | \$350   | \$350   | \$350   | \$3,500      |
| Lot #23HD    |         |         | \$525   | \$438   | \$525   | \$525    | \$525    | \$525   | \$525    | \$525   | \$525   | \$525   | \$5,163      |
| Lot #24HD    |         |         |         |         |         |          | \$650    | \$400   | \$250    | \$650   | \$1,050 |         | \$3,000      |
| <b>Total</b> | \$3,095 | \$4,195 | \$4,395 | \$4,208 | \$3,540 | \$4,910  | \$4,645  | \$4,695 | \$4,295  | \$4,020 | \$5,340 | \$3,845 | \$51,183     |

Brown: late

Brown: open

Brown: Late

| Upkeep/ Maint. Income | \$619 | \$839 | \$879 | \$842 | \$708 | \$982 | \$929 | \$939 | \$859 | \$804 | \$1,068 | \$769 | \$10,237 |
|-----------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------|-------|----------|
|                       |       |       |       |       |       |       |       |       |       |       |         |       |          |
|                       |       |       |       |       |       |       |       |       |       |       |         |       |          |

Manage 35% \$1,083 \$1,468 \$1,538 \$1,473 \$1,239 \$1,719 \$1,626 \$1,643 \$1,503 \$1,407 \$1,869 \$1,346 \$17,913.88

Owner's 45% \$1,393 \$1,888 \$1,978 \$1,893 \$1,593 \$2,210 \$2,090 \$2,113 \$1,933 \$1,809 \$2,403 \$1,730 \$23,032.13

### Humpty Dumpty Rental Property Monthly Income Summary

|              | Jan. 10        | Feb. 10        | Mar. 10        | Apr. 10        | May. 10        | June. 10       | July. 10       | Aug. 10        | Sept. 10       | Oct. 10        | Nov. 10        | Dec. 10        | Total Income    |
|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| Lot #1HD     | \$225          | \$475          | \$350          | \$270          | \$430          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$4,200         |
| Lot #2HD     | \$350          | \$350          | \$350          | \$350          | \$300          | \$350          | \$250          | \$100          | \$350          | \$350          | \$350          | \$300          | \$3,750         |
| Lot #3HD     | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$4,500         |
| Lot #4HD     | \$420          | \$420          | \$420          | \$420          | \$420          | \$420          | \$420          | \$420          | \$420          | \$420          | \$420          | \$420          | \$5,040         |
| Lot #8HD     | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | L              | \$4,675         |
| Lot #8HQ     | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$4,800         |
| Lot #10HD    | \$200          | B              | \$400          | \$400          | \$400          | L              | \$400          | \$400          |                |                | \$800          | O              | \$3,000         |
| Lot #12HD    | L              | \$400          |                | \$800          | L              | O              | O              | \$400          | \$400          | \$400          | \$400          | \$400          | \$3,200         |
| Lot # 14HD   | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | L              | \$400          | \$400          | \$400          | \$400          | \$4,400         |
| Lot # 15HD   |                |                |                |                |                |                |                |                |                |                |                | \$400          | \$400           |
| Lot # 16HD   | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | L              | \$350          | \$350          | \$350          | \$350          | \$350          | \$3,850         |
| Lot # 17HD   |                |                |                |                |                | \$375          | \$375          | \$375          | \$375          | \$375          | L              | \$375          | \$2,250         |
| Lot # 18HD   | O              | \$500          | \$500          | L              | \$375          | O              | O              |                | \$500          | \$500          | \$500          | \$500          | \$3,375         |
| Lot # 19HD   |                |                |                |                |                |                |                |                |                | \$400          | \$400          | \$400          | \$1,200         |
| Lot # 20HD   |                |                |                |                |                |                |                |                |                | \$400          | \$400          | \$400          | \$1,200         |
| Lot #21HD    | \$325          | \$325          | \$325          | L              | O              | \$325          | L              | O              | O              | \$325          | \$325          | \$325          | \$2,275         |
| Lot #22HD    | \$350          | \$350          |                | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$3,850         |
| Lot #23HD    | \$525          | \$525          | \$400          | \$650          | L              | O              | \$525          | \$525          | \$525          | L              | \$525          | O              | \$4,200         |
| Lot #24HD    | E              | \$1,300        | \$650          | L              | \$650          | \$650          | L              | \$650          | \$650          | O              | O              | O              | \$4,550         |
| <b>Total</b> | <b>\$4,345</b> | <b>\$6,595</b> | <b>\$5,345</b> | <b>\$5,190</b> | <b>\$4,225</b> | <b>\$4,770</b> | <b>\$4,270</b> | <b>\$5,120</b> | <b>\$5,870</b> | <b>\$5,820</b> | <b>\$6,770</b> | <b>\$5,745</b> | <b>\$64,715</b> |

| Upkeep/ Maint. Income | \$869 | \$1,319 | \$1,069 | \$1,038 | \$845 | \$954 | \$864 | \$1,024 | \$1,174 | \$1,164 | \$1,364 | \$1,149 | \$12,813 |
|-----------------------|-------|---------|---------|---------|-------|-------|-------|---------|---------|---------|---------|---------|----------|
|                       |       |         |         |         |       |       |       |         |         |         |         |         |          |

|             |         |         |         |         |         |         |         |         |         |         |         |         |             |
|-------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------------|
| Manage 35%  | \$1,521 | \$2,308 | \$1,871 | \$1,817 | \$1,479 | \$1,670 | \$1,495 | \$1,792 | \$2,055 | \$2,037 | \$2,370 | \$2,011 | \$22,422.75 |
| Owner's 45% | \$1,955 | \$2,968 | \$2,405 | \$2,336 | \$1,901 | \$2,147 | \$1,922 | \$2,304 | \$2,642 | \$2,619 | \$3,047 | \$2,585 | \$28,829.25 |

L= Late  
 E= Eviction  
 B= Burnt  
 O= Open

### Humpty Dumpty Rental Property Monthly Income Summary

|              | Jan. 11        | Feb. 11        | Mar. 11        | Apr. 11        | May. 11        | June. 11       | July. 11       | Aug. 11        | Sept. 11       | Oct. 11        | Nov. 11        | Dec. 11        | Total Income    |
|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| Lot #1HD     | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$4,200         |
| Lot #2HD     | L              | \$700          | \$350          | \$350          | L              | E              | O              | \$375          | \$375          | \$375          | \$375          | \$275          | \$3,175         |
| Lot #3HD     | L              | O              | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$3,750         |
| Lot #4HD     | \$420          | \$420          | \$420          | \$420          | \$420          | \$420          | O              | \$425          | \$425          | \$425          | \$425          | \$425          | \$4,645         |
| Lot #6HD     | O              | \$425          | \$425          | \$425          | \$400          | L              | \$450          | E              | \$600          | L              | \$425          | \$425          | \$3,575         |
| Lot #8HD     | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$4,800         |
| Lot #10HD    | O              | \$400          | L              | \$400          | L              | \$400          | E              | O              | O              | O              | O              | O              | \$1,200         |
| Lot #12HD    | \$400          |                | \$800          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$4,800         |
| Lot #13HD    |                | \$375          | \$375          | \$375          | E              | O              | O              | \$375          | \$375          | \$375          | \$375          |                | \$2,625         |
| Lot # 14HD   | \$400          | L              | \$400          | \$400          | L              | \$800          | \$400          | \$400          | O              | O              | O              | \$311          | \$3,111         |
| Lot # 15HD   | L              | \$750          | \$375          | \$375          | \$375          | \$375          | \$375          | L              | \$375          | \$375          | \$375          | \$375          | \$4,125         |
| Lot # 16HD   | \$350          | \$350          | \$350          | \$350          | \$350          | L              | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$3,850         |
| Lot # 17HD   | L              | E              | O              | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$3,375         |
| Lot # 18HD   | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | O              | O              | O              | O              | O              | \$3,500         |
| Lot # 19HD   | L              | \$400          | \$400          | \$400          | \$400          | L              | \$800          | L              | \$300          | O              | O              | O              | \$2,700         |
| Lot # 20HD   | \$400          | O              | \$400          | \$400          | \$400          | L              | O              | O              | O              | O              | \$345          | \$400          | \$2,345         |
| Lot #21HD    | L              | \$650          | \$325          | \$325          | L              | \$325          | \$325          | \$325          | O              | O              | O              | O              | \$2,275         |
| Lot #22HD    | \$375          | \$375          | \$375          | L              | \$375          | \$375          | \$750          | \$375          | \$375          | \$375          | \$375          | \$375          | \$4,500         |
| Lot #23HD    | \$525          | \$525          | L              | E              | \$403          | L              | \$525          | L              | \$325          | O              | O              | O              | \$2,303         |
| Lot #24HD    | O              | \$600          | \$600          | L              | E              | O              | \$600          | \$600          | \$600          | \$600          | L              | \$600          | \$4,200         |
| Lot #25HD    |                |                |                |                |                | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$3,200         |
| Lot #26HD    |                |                |                |                |                |                |                |                |                |                |                | O              |                 |
| Lot #27HD    |                |                |                |                |                |                |                |                |                |                |                | O              |                 |
| <b>Total</b> | <b>\$4,120</b> | <b>\$7,220</b> | <b>\$7,220</b> | <b>\$6,620</b> | <b>\$5,923</b> | <b>\$5,095</b> | <b>\$7,375</b> | <b>\$5,525</b> | <b>\$6,000</b> | <b>\$4,775</b> | <b>\$4,945</b> | <b>\$5,436</b> | <b>\$69,054</b> |

| Upkeep/ Maint. Income | \$824 | \$1,444 | \$1,805 | \$1,655 | \$1,481 | \$1,274 | \$1,844 | \$1,381 | \$1,500 | \$1,194 | \$1,236 | \$1,359 | \$16,997 |
|-----------------------|-------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|
|                       |       |         |         |         |         |         |         |         |         |         |         |         |          |
|                       |       |         |         |         |         |         |         |         |         |         |         |         |          |

|             |         |         |         |         |         |         |         |         |         |         |         |         |             |
|-------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------------|
| Manage 35%  | \$1,442 | \$2,527 | \$2,347 | \$2,152 | \$1,925 | \$1,656 | \$2,397 | \$1,796 | \$1,950 | \$1,552 | \$1,607 | \$1,767 | \$23,116.05 |
| Owner's 45% | \$1,854 | \$3,249 | \$3,069 | \$2,814 | \$2,517 | \$2,165 | \$3,134 | \$2,348 | \$2,550 | \$2,029 | \$2,102 | \$2,310 | \$30,141.45 |

L= Late  
 E= Eviction  
 B= Burnt  
 O= Open



### Humpty Dumpty Rental Property Monthly Income Summary

|            | Jan. 14 | Feb. 14 | Mar. 14 | Apr. 14 | May. 14 | June. 14 | July. 14 | Aug. 14 | Sept. 14 | Oct. 14 | Nov. 14 | Dec. 14 | Total Income |
|------------|---------|---------|---------|---------|---------|----------|----------|---------|----------|---------|---------|---------|--------------|
| Lot #1HD   | \$350   | \$350   | \$350   | \$350   | \$350   | \$350    | \$350    | \$350   | \$350    | \$350   | \$350   | \$350   | \$4,200      |
| Lot #2HD   | O       | \$170   | \$400   | \$400   | \$400   | \$400    | \$400    | \$400   | \$400    | \$260   | \$540   | L       | \$3,770      |
| Lot #3HD   | \$400   | \$400   | \$400   | \$400   | \$400   | \$400    | \$400    | \$400   | \$400    | \$400   | \$400   | \$400   | \$4,800      |
| Lot #4HD   | \$450   | \$450   | \$450   | \$450   | \$450   | \$450    | \$450    | \$450   | \$450    | \$450   | \$450   | \$450   | \$5,400      |
| Lot #5HD   | O       | O       | O       | \$375   | \$375   | L        | \$375    | \$375   | \$200    | \$175   | \$250   | \$400   | \$2,525      |
| Lot #6HD   | \$450   | \$450   | \$450   | \$450   | O       | \$450    | \$450    | \$450   | \$450    | \$450   | \$450   | \$450   | \$4,950      |
| Lot #8HD   | \$400   | \$400   | \$400   | \$400   | \$400   | \$400    | \$400    | \$400   | \$400    | \$400   | \$400   | \$400   | \$4,800      |
| Lot #10HD  | O       | O       | \$400   | \$400   | \$400   | L        | E        | \$280   | \$400    | \$250   | E       | \$285   | \$2,415      |
| Lot #11HD  |         |         | \$375   | \$375   | \$200   | \$355    | \$200    | \$370   | \$375    | \$375   | \$375   | \$200   | \$3,200      |
| Lot #12HD  | \$400   | \$400   | \$400   | \$400   | \$400   | \$400    | \$400    | \$400   | \$400    | \$400   | \$400   | \$400   | \$4,800      |
| Lot #13HD  | \$375   | O       | O       | O       | O       | O        | \$400    | \$400   | O        | \$200   | \$400   | \$400   | \$2,175      |
| Lot # 14HD | \$400   | \$400   | \$400   | \$400   | \$400   | \$400    | \$400    | \$400   | \$400    | \$400   | \$400   | \$400   | \$4,800      |
| Lot # 15HD | \$400   | \$400   | \$400   | \$400   | \$400   | \$400    | \$400    | \$400   | \$400    | \$400   | \$400   | \$400   | \$4,800      |
| Lot # 16HD | \$375   | \$375   | \$375   | \$375   | \$375   | \$375    | \$375    | \$375   | \$375    | \$375   | \$375   | \$375   | \$4,500      |
| Lot # 17HD | \$375   | \$375   | \$375   | E       | O       | O        | O        | O       | \$375    | \$375   | \$375   | \$375   | \$2,625      |
| Lot # 18HD | O       | O       | O       | \$382   | L       | \$380    | O        | \$500   | \$500    | \$500   | \$500   | \$500   | \$3,262      |
| Lot # 19HD | \$425   | \$425   | \$425   | \$425   | \$425   | \$425    | \$425    | \$425   | \$425    | \$425   | \$425   | \$425   | \$5,100      |
| Lot # 20HD | O       | O       | \$212   | \$425   | \$425   | \$425    | \$425    | \$425   | L        | \$425   | \$425   | \$425   | \$3,612      |
| Lot #21HD  | \$350   | L       | \$700   | L       | \$350   | L        | E        | O       | O        | O       | O       | O       | \$1,400      |
| Lot #22HD  | O       | O       | \$280   | \$400   | \$400   | O        | O        | O       | O        | O       | O       | O       | \$1,080      |
| Lot #23HD  | \$500   | \$500   | \$500   | \$500   | \$500   | \$500    | \$500    | \$500   | \$500    | \$500   | \$500   | \$500   | \$6,000      |
| Lot #24HD  | \$600   | \$600   | \$600   | \$600   | \$600   | \$600    | \$600    | \$600   | O        | \$340   | \$600   | \$600   | \$6,340      |
| Lot #25HD  | \$425   | \$425   | \$425   | \$425   | \$425   | \$425    | \$425    | \$425   | \$425    | \$425   | \$425   | \$425   | \$5,100      |
| Lot #26HD  | \$375   | \$375   | \$375   | \$375   | \$375   | \$375    | \$375    | \$200   | \$300    | \$250   | \$300   | \$250   | \$3,925      |
| Lot #27HD  | E       | O       | \$100   | \$375   | L       | \$375    | \$375    | \$200   | \$375    | \$375   | \$550   | \$200   | \$2,925      |
| apartment  |         |         |         |         | \$400   | \$400    | \$400    | \$400   | \$400    | \$400   | \$400   | L       | \$2,800      |
| Total      | \$7,050 | \$6,495 | \$8,792 | \$9,082 | \$8,450 | \$8,285  | \$8,525  | \$9,125 | \$8,300  | \$8,900 | \$9,690 | \$8,610 | \$101,304    |

| Upkeep/ Maint. Income | Jan. 14 | Feb. 14 | Mar. 14 | Apr. 14 | May. 14 | June. 14 | July. 14 | Aug. 14 | Sept. 14 | Oct. 14 | Nov. 14 | Dec. 14 | Total    |
|-----------------------|---------|---------|---------|---------|---------|----------|----------|---------|----------|---------|---------|---------|----------|
|                       | \$1,410 | \$1,624 | \$2,198 | \$2,271 | \$2,113 | \$2,071  | \$2,131  | \$2,281 | \$2,075  | \$2,225 | \$2,423 | \$2,153 | \$24,974 |
|                       |         |         |         |         |         |          |          |         |          |         |         |         |          |
|                       |         |         |         |         |         |          |          |         |          |         |         |         |          |

|               |         |         |         |         |         |         |         |         |         |         |         |         |             |
|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------------|
| Manage 32.5%  | \$2,468 | \$2,111 | \$2,857 | \$2,952 | \$2,746 | \$2,693 | \$2,771 | \$2,966 | \$2,698 | \$2,893 | \$3,149 | \$2,798 | \$33,100.05 |
| Owner's 42.5% | \$2,996 | \$2,760 | \$3,737 | \$3,860 | \$3,591 | \$3,521 | \$3,623 | \$3,878 | \$3,528 | \$3,783 | \$4,118 | \$3,659 | \$43,054.20 |
| utilities     |         |         |         |         | \$100   | \$100   | \$100   | \$100   | \$100   | \$100   | \$100   | \$100   | \$700.00    |
| Tax           |         |         |         |         |         |         |         | \$61    | \$61    | \$61    | \$61    | \$61    | \$244.00    |
| owner total   | \$2,996 | \$2,760 | \$3,737 | \$3,860 | \$3,691 | \$3,621 | \$3,723 | \$3,978 | \$3,689 | \$3,944 | \$4,279 | \$3,659 | \$43,937.20 |

L= Late  
 E= Eviction  
 B= Burnt  
 O= Open

Humpty Dumpty Rental Property Monthly Income Summary

|                       | Jan. 15 | Feb. 15 | Mar. 15 | Apr. 15  | May. 15 | June. 15 | July. 15 | Aug. 15 | Sept. 15 | Oct. 15 | Nov. 15 | Dec. 15 | Total Income |
|-----------------------|---------|---------|---------|----------|---------|----------|----------|---------|----------|---------|---------|---------|--------------|
| Lot #1HD              | \$350   | \$350   | \$350   | \$350    | \$350   | \$350    | \$350    | \$350   | \$350    | \$350   | \$350   | \$350   | \$4,200      |
| Lot #2HD              | E       | \$180   | \$263   | \$400    | \$400   | \$200    | \$200    | E       | \$275    | O       | O       | O       | \$1,918      |
| Lot #3HD              | L       | \$800   | \$400   | \$400    | \$0     | \$0      | \$306    | \$400   | \$400    | \$400   | \$400   | \$400   | \$3,906      |
| Lot #4HD              | \$450   | \$450   | \$450   | \$450    | \$450   | \$450    | \$450    | \$450   | \$450    | \$450   | \$450   | \$450   | \$5,400      |
| Lot #5HD              | L       | \$300   | \$375   | \$375    | L       | \$350    | E        | \$220   | O        | O       | O       | O       | \$1,620      |
| Lot #6HD              | \$450   | \$450   | \$450   | \$450    | \$450   | \$450    | \$450    | \$450   | \$450    | \$450   | \$450   | \$450   | \$5,400      |
| Lot #8HD              | L       | \$258   | O       | \$400    | L       | \$400    | E        | \$285   | \$265    | \$400   | L       | \$400   | \$2,408      |
| Lot #10HD             | O       | O       | \$320   | \$425    | \$425   | L        | \$850    | \$425   | \$425    | \$425   | \$425   | L       | \$3,720      |
| Lot #11HD             | \$375   | \$495   | \$375   | \$375    | \$375   | \$375    | \$375    | \$375   | \$375    | L       | \$375   | \$375   | \$4,245      |
| Lot #12HD             | \$400   | \$400   | \$400   | \$400    | \$400   | \$400    | \$400    | \$400   | \$400    | L       | \$800   | \$400   | \$4,800      |
| Lot #13HD             | \$400   | \$400   | \$400   | \$400    | \$400   | \$400    | \$400    | \$400   | \$400    | \$400   | \$400   | \$400   | \$4,800      |
| Lot # 14HD            | \$425   | \$425   | \$425   | \$425    | \$425   | \$425    | \$425    | \$425   | \$425    | \$425   | \$425   | \$425   | \$5,100      |
| Lot # 15HD            | \$400   | \$400   | \$400   | \$400    | \$0     | \$200    | \$400    | \$400   | \$400    | \$400   | \$400   | \$400   | \$4,200      |
| Lot # 16HD            | \$375   | \$375   | \$375   | \$375    | \$375   | \$375    | \$375    | \$375   | \$375    | \$375   | \$375   | \$375   | \$4,500      |
| Lot # 17HD            | \$375   | \$375   | \$375   | \$375    | \$375   | \$375    | \$375    | \$375   | \$375    | O       | O       | O       | \$3,375      |
| Lot # 18HD            | \$500   | \$500   | \$500   | \$500    | \$500   | \$420    | \$580    | \$500   | \$500    | \$500   | \$500   | \$500   | \$6,000      |
| Lot # 19HD            | \$425   | L       | E       | \$150    | \$375   | \$425    | \$200    | E       | \$290    | \$425   | \$425   | \$425   | \$3,140      |
| Lot # 20HD            | \$425   | \$425   | \$425   | \$425    | \$425   | \$200    | \$475    | \$600   | \$425    | \$425   | \$425   | \$425   | \$5,100      |
| Lot #21HD             | O       | \$350   | \$350   | \$350    | \$350   | \$0      | O        | \$350   | \$350    | \$350   | L       | E       | \$2,450      |
| Lot #22HD             | O       | \$400   | \$400   | \$200    | E       | O        | O        | O       | O        | \$400   | \$400   | \$400   | \$2,200      |
| Lot #23HD             | \$500   | \$500   | \$500   | \$500    | \$500   | \$500    | \$500    | \$500   | \$500    | \$500   | \$500   | \$500   | \$6,000      |
| Lot #24HD             | \$600   | \$600   | \$600   | \$600    | \$600   | \$600    | \$600    | \$600   | \$600    | \$600   | \$600   | L       | \$6,600      |
| Lot #25HD             | \$425   | \$425   | \$425   | \$425    | \$0     | \$175    | \$425    | \$425   | \$425    | \$425   | \$425   | \$425   | \$4,425      |
| Lot #26HD             | \$375   | E       | \$130   | \$375    | \$375   | \$375    | \$260    | \$490   | \$375    | O       | O       | O       | \$2,755      |
| Lot #27HD             | \$375   | L       | \$375   | \$575    | \$375   | \$375    | \$200    | \$300   | \$375    | L       | \$375   | E       | \$3,325      |
| apartment             | \$400   | \$400   | L       | \$400    | \$400   | \$400    | \$400    | O       | O        | O       | O       | O       | \$2,400      |
| Total                 | \$7,625 | \$8,858 | \$9,063 | \$10,100 | \$8,325 | \$8,220  | \$8,996  | \$9,095 | \$9,205  | \$7,700 | \$8,500 | \$7,100 | \$103,987    |
| Upkeep/ Maint. Income | \$1,525 | \$2,215 | \$2,266 | \$2,525  | \$2,081 | \$2,055  | \$2,249  | \$2,274 | \$2,301  | \$1,925 | \$2,125 | \$1,775 | \$25,316     |

|               |         |         |         |         |         |         |         |         |         |         |         |         |             |
|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------------|
| Manager 32.5% | \$2,669 | \$2,879 | \$2,945 | \$3,283 | \$2,706 | \$2,672 | \$2,924 | \$2,956 | \$2,992 | \$2,503 | \$2,763 | \$2,308 | \$33,596.40 |
| Owner's 42.5% | \$3,241 | \$3,765 | \$3,852 | \$4,293 | \$3,538 | \$3,494 | \$3,823 | \$3,865 | \$3,912 | \$3,273 | \$3,613 | \$3,018 | \$43,684.48 |
| Utilities     |         | \$200   |         | \$100   | \$100   | \$100   | \$100   |         |         |         |         |         | \$600.00    |
| Tax owner     | \$61    | \$61    |         | \$61    | \$61    | \$61    | \$61    |         |         |         |         |         | \$366.00    |
| total         | \$3,241 | \$4,026 | \$3,852 | \$4,393 | \$3,638 | \$3,655 | \$3,984 | \$3,865 | \$3,912 | \$3,273 | \$3,613 | \$3,018 | \$44,467.48 |

L= Late  
 E= Eviction  
 B= Burnt  
 O= Open

### Humpty Dumpty Rental Property Monthly Income Summary

|            | Jan. 16 | Feb. 16 | Mar. 16 | Apr. 16 | May. 16 | June. 16 | July. 16 | Aug. 16 | Sept. 16 | Oct. 16 | Nov. 16 | Dec. 16 | Total Income |
|------------|---------|---------|---------|---------|---------|----------|----------|---------|----------|---------|---------|---------|--------------|
| Lot #1HD   | \$350   | \$350   | \$350   | \$350   | \$350   | \$350    | \$350    | \$350   | \$350    | \$350   | \$350   | \$350   | \$4,200      |
| Lot #2HD   | \$266   | \$400   | \$400   | L       | \$400   | \$400    | \$400    | E       | O        | \$195   | \$400   | L       | \$2,861      |
| Lot #3HD   | \$400   | \$300   | \$500   | \$400   | \$400   | \$400    | \$400    | \$400   | \$400    | \$400   | \$400   | \$400   | \$4,800      |
| Lot #4HD   | \$450   | \$450   | \$450   | \$450   | \$450   | \$450    | \$450    | \$450   | \$450    | \$450   | \$450   | \$450   | \$5,400      |
| Lot #5HD   | O       | O       | \$375   | \$375   | \$375   | \$375    | \$375    | \$375   | \$375    | \$375   | \$375   | \$375   | \$3,750      |
| Lot #6HD   | \$450   | \$450   | \$450   | \$450   | \$450   | \$450    | \$450    | \$450   | \$450    | \$450   | \$450   | \$450   | \$5,400      |
| Lot #8HD   | \$400   | \$800   | \$400   | O       | O       | \$260    | \$400    | \$400   | \$400    | \$0     | O       | O       | \$3,060      |
| Lot #10HD  | \$425   | \$850   | L       | \$425   | \$425   | E        | \$225    | \$425   | L        | E       | \$140   | \$425   | \$3,340      |
| Lot #11HD  | \$375   | \$375   | \$375   | \$375   | \$375   | L        | \$375    | \$375   | \$375    | \$375   | \$375   | \$375   | \$4,125      |
| Lot #12HD  | \$400   | \$400   | \$400   | \$400   | \$400   | \$400    | \$400    | \$400   | \$400    | \$400   | \$400   | \$400   | \$4,800      |
| Lot #13HD  | \$400   | L       | \$800   | \$400   | \$400   | \$400    | \$0      | O       | O        | \$400   | \$400   | \$400   | \$3,600      |
| Lot # 14HD | \$425   | \$425   | \$425   | O       | O       | \$425    | \$425    | \$425   | \$425    | \$425   | \$425   | O       | \$3,825      |
| Lot # 15HD | \$400   | \$400   | \$400   | L       | E       | \$225    | \$400    | \$400   | \$400    | \$400   | \$400   | \$400   | \$3,825      |
| Lot # 16HD | \$375   | \$375   | \$375   | \$375   | \$375   | \$375    | \$375    | \$375   | \$375    | \$375   | \$375   | \$375   | \$4,500      |
| Lot # 17HD | \$375   | \$375   | \$375   | \$375   | \$375   | \$375    | \$375    | \$375   | L        | \$375   | \$375   | \$375   | \$4,125      |
| Lot # 18HD | L       | \$1,000 | \$500   | \$500   | \$500   | \$500    | \$500    | \$500   | \$500    | \$500   | \$500   | O       | \$5,500      |
| Lot # 19HD | \$425   | \$425   | \$425   | \$425   | \$425   | \$425    | O        | O       | O        | O       | \$175   | \$425   | \$3,150      |
| Lot # 20HD | \$425   | \$425   | \$425   | \$425   | \$425   | \$425    | \$425    | O       | O        | O       | O       | O       | \$2,975      |
| Lot #21HD  | \$350   | \$350   |         | O       | O       | \$220    | \$350    | O       | O        | \$190   | \$350   | \$350   | \$2,160      |
| Lot #22HD  | \$400   | O       | \$267   | \$400   | \$400   | \$300    | \$325    | E       | O        | O       | \$225   | \$325   | \$2,642      |
| Lot #23HD  | \$500   | \$500   | \$500   | \$500   | \$500   | \$500    | \$500    | \$500   | \$500    | \$500   | \$500   | \$500   | \$6,000      |
| Lot #24HD  | E       | \$371   | \$400   | \$600   | \$600   | \$600    | \$600    | \$600   | \$600    | O       | O       | \$600   | \$4,971      |
| Lot #25HD  | \$425   | \$425   | \$425   | \$425   | \$425   | \$425    | \$425    | \$425   | \$425    | \$425   | \$425   | \$425   | \$5,100      |
| Lot #26HD  | O       | O       | \$168   | \$375   | \$375   | \$375    | \$375    | \$375   | O        | \$175   | \$375   | \$375   | \$2,968      |
| Lot #27HD  | \$215   | O       | \$220   | \$375   | \$375   | \$375    | \$260    | \$115   | E        | O       | O       | O       | \$1,935      |
| Total      | \$8,231 | \$9,446 | \$9,405 | \$8,400 | \$8,800 | \$9,030  | \$9,160  | \$7,715 | \$6,425  | \$6,760 | \$7,865 | \$7,775 | \$99,012     |

| Upkeep/ Maint. Income | \$1,646 | \$2,362 | \$2,351 | \$2,100 | \$2,200 | \$2,258 | \$2,290 | \$1,929 | \$1,606 | \$1,690 | \$1,966 | \$1,944 | \$24,341 |
|-----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|
|                       |         |         |         |         |         |         |         |         |         |         |         |         |          |
|                       |         |         |         |         |         |         |         |         |         |         |         |         |          |
|                       |         |         |         |         |         |         |         |         |         |         |         |         |          |

|               |         |         |         |         |         |         |         |         |         |         |         |         |             |
|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------------|
| Manage 32.5%  | \$2,881 | \$3,070 | \$3,057 | \$2,730 | \$2,860 | \$2,935 | \$2,977 | \$2,507 | \$2,088 | \$2,197 | \$2,556 | \$2,527 | \$32,384.68 |
| Owner's 42.5% | \$3,498 | \$4,015 | \$3,997 | \$3,570 | \$3,740 | \$3,838 | \$3,893 | \$3,279 | \$2,731 | \$2,873 | \$3,343 | \$3,304 | \$42,080.10 |
| utilites      |         |         |         |         |         |         |         |         |         |         |         |         | \$0.00      |
| Tax           | \$61    |         |         |         |         |         |         |         |         |         |         |         | \$61.00     |
| owner total   | \$3,498 | \$4,015 | \$3,997 | \$3,570 | \$3,740 | \$3,838 | \$3,893 | \$3,279 | \$2,731 | \$2,873 | \$3,343 | \$3,304 | \$42,080.10 |

L= Late  
 E= Eviction  
 B= Burnt  
 O= Open

### Humpty Dumpty Rental Property Monthly Income Summary

|              | Jan. 17        | Feb. 17        | Mar. 17        | Apr. 17        | May. 17        | June. 17       | July. 17       | Aug. 17        | Sept. 17       | Oct. 17        | Nov. 17        | Dec. 17        | Total Income    |
|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| Lot #1HD     | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$4,200         |
| Lot #2HD     | \$400          | O              | O              | O              | \$400          | L              | L              | E              | \$175          | O              | O              | O              | \$975           |
| Lot #3HD     | O              | O              | O              | O              | \$400          | \$400          | \$400          | L              | \$600          | \$400          | \$400          | \$400          | \$3,000         |
| Lot #4HD     | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$5,400         |
| Lot #5HD     | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$4,500         |
| Lot #6HD     | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$5,400         |
| Lot #8HD     | \$400          | \$400          | \$400          | \$400          | \$400          | O              | O              | O              | O              | O              | O              | \$400          | \$2,400         |
| Lot #10HD    | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$4,675         |
| Lot #11HD    | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | O              | O              | O              | O              | \$375          | \$375          | \$2,625         |
| Lot #12HD    | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | O              | O              | \$4,250         |
| Lot #13HD    | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$4,800         |
| Lot # 14HD   | L              | \$850          | \$425          | \$425          | \$425          | \$425          | \$425          | O              | O              | O              | O              | O              | \$2,975         |
| Lot # 15HD   | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | O              | O              | O              | \$3,600         |
| Lot # 16HD   | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$4,500         |
| Lot # 17HD   | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | O              | O              | O              | O              | \$3,000         |
| Lot # 18HD   | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | O              | \$5,500         |
| Lot # 19HD   | O              | O              | O              | O              | O              | O              | O              | O              | O              | \$425          | \$425          | \$425          | \$1,275         |
| Lot # 20HD   | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$5,100         |
| Lot #21HD    | O              | O              | O              | O              | O              | O              | O              | O              | O              | \$375          | \$375          | \$375          | \$1,125         |
| Lot #22HD    | \$400          | L              | \$800          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$4,800         |
| Lot #23HD    | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$6,000         |
| Lot #24HD    | \$300          | \$600          | \$900          | O              | O              | \$800          | \$600          | L              | \$600          | \$600          | \$600          | \$600          | \$5,400         |
| Lot #25HD    | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$5,100         |
| Lot #26HD    | \$375          | \$375          | \$375          | \$375          | \$375          | O              | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$4,125         |
| Lot #27HD    | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | O              | \$4,125         |
| <b>Total</b> | <b>\$8,500</b> | <b>\$8,850</b> | <b>\$9,525</b> | <b>\$8,225</b> | <b>\$9,025</b> | <b>\$8,075</b> | <b>\$8,450</b> | <b>\$7,025</b> | <b>\$8,025</b> | <b>\$8,050</b> | <b>\$8,000</b> | <b>\$7,100</b> | <b>\$98,850</b> |

| Upkeep/ Maint. Income | Jan. 17 | Feb. 17 | Mar. 17 | Apr. 17 | May. 17 | June. 17 | July. 17 | Aug. 17 | Sept. 17 | Oct. 17 | Nov. 17 | Dec. 17 | Total    |
|-----------------------|---------|---------|---------|---------|---------|----------|----------|---------|----------|---------|---------|---------|----------|
|                       | \$1,700 | \$2,213 | \$2,381 | \$2,056 | \$2,256 | \$2,019  | \$2,113  | \$1,756 | \$2,006  | \$2,013 | \$2,000 | \$1,775 | \$24,288 |
|                       |         |         |         |         |         |          |          |         |          |         |         |         |          |
|                       |         |         |         |         |         |          |          |         |          |         |         |         |          |

|                    |                |                |                |                |                |                |                |                |                |                |                |                |                    |
|--------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------------|
| Manage 32.5%       | \$2,975        | \$2,876        | \$3,096        | \$2,673        | \$2,933        | \$2,624        | \$2,746        | \$2,283        | \$2,608        | \$2,616        | \$2,600        | \$2,308        | \$32,338.75        |
| Owner's 42.5%      | \$3,613        | \$3,761        | \$4,048        | \$3,496        | \$3,836        | \$3,432        | \$3,591        | \$2,986        | \$3,411        | \$3,421        | \$3,400        | \$3,018        | \$42,011.25        |
| utilities          |                |                |                |                |                |                |                |                |                |                |                |                | \$0.00             |
| Tax                |                |                |                |                |                |                |                |                |                |                |                |                | \$0.00             |
| <b>owner total</b> | <b>\$3,613</b> | <b>\$3,761</b> | <b>\$4,048</b> | <b>\$3,496</b> | <b>\$3,836</b> | <b>\$3,432</b> | <b>\$3,591</b> | <b>\$2,986</b> | <b>\$3,411</b> | <b>\$3,421</b> | <b>\$3,400</b> | <b>\$3,018</b> | <b>\$42,011.25</b> |

L= Late  
 E= Eviction  
 B= Burnt  
 O= Open

### Humpty Dumpty Rental Property Monthly Income Summary

|            | Jan. 18 | Feb.18  | Mar. 18 | Apr. 18 | May. 18 | June. 18 | July. 18 | Aug.18  | Sept.18 | Oct. 18 | Nov.18  | Dec.18  | Total Income |
|------------|---------|---------|---------|---------|---------|----------|----------|---------|---------|---------|---------|---------|--------------|
| Lot #1HD   | \$350   | \$350   | \$350   | \$350   | \$350   | \$350    | \$350    | \$350   | \$350   | \$350   | \$350   | \$350   | \$4,200      |
| Lot #2HD   | \$400   | \$400   | \$400   | \$400   | \$400   | \$400    | \$400    | O       | O       | O       | \$400   | \$400   | \$3,600      |
| Lot #3HD   | \$400   | \$400   | \$400   | \$400   | \$400   | \$400    | O        | O       | O       | O       | \$400   | \$400   | \$3,200      |
| Lot #4HD   | \$450   | \$450   | \$450   | \$450   | \$450   | \$450    | \$450    | \$450   | \$450   | \$450   | \$450   | O       | \$4,950      |
| Lot #5HD   | \$375   | \$375   | \$375   | \$375   | \$375   | \$375    | \$375    | \$375   | \$375   | O       | O       | O       | \$3,375      |
| Lot #6HD   | \$450   | \$450   | \$450   | \$450   | \$450   | \$450    | \$450    | \$450   | \$450   | \$450   | O       | \$450   | \$4,950      |
| Lot #8HD   | \$400   | \$400   | \$400   | \$400   | \$400   | \$400    | \$400    | \$400   | \$400   | \$400   | \$400   | \$400   | \$4,800      |
| Lot #10HD  | O       | O       | \$425   | \$425   | \$425   | \$425    | \$425    | \$425   | \$425   | O       | O       | \$425   | \$3,400      |
| Lot #11HD  | \$375   | \$375   | \$375   | \$375   | \$375   | O        | O        | O       | \$375   | \$375   | \$375   | \$375   | \$3,375      |
| Lot #12HD  | O       | O       | \$425   | \$425   | \$425   | \$425    | \$425    | \$425   | \$425   | \$425   | \$425   | \$425   | \$4,250      |
| Lot #13HD  | \$400   | \$400   | \$400   | \$400   | \$400   | \$400    | \$400    | \$400   | \$400   | \$400   | O       | O       | \$4,000      |
| Lot # 14HD | O       | O       | O       | \$425   | \$425   | \$425    | \$425    | \$425   | \$425   | \$425   | \$425   | \$425   | \$3,825      |
| Lot # 15HD | \$400   | \$400   | \$400   | \$400   | L       | E        | O        | O       | O       | O       | \$400   | \$400   | \$2,400      |
| Lot # 16HD | \$375   | \$375   | \$375   | \$375   | O       | O        | \$375    | \$375   | \$375   | \$375   | \$375   | \$375   | \$3,750      |
| Lot # 17HD | O       | O       | O       | O       | O       | \$375    | \$375    | E       | O       | O       | \$375   | \$375   | \$1,500      |
| Lot # 18HD | O       | O       | \$500   | \$500   | \$500   | \$500    | \$500    | \$500   | \$500   | \$500   | \$500   | \$500   | \$5,000      |
| Lot # 19HD | O       | O       | O       | O       | O       | O        | \$425    | \$425   | \$425   | \$425   | \$425   | \$425   | \$2,550      |
| Lot # 20HD | \$200   | \$425   | \$425   | \$425   | \$425   | \$425    | \$425    | O       | O       | \$425   | \$425   | \$425   | \$4,025      |
| Lot #21HD  | O       | O       | O       | O       | O       | \$375    | \$375    | \$375   | \$375   | \$375   | \$375   | \$375   | \$2,625      |
| Lot #22HD  | \$400   | \$400   | \$400   | O       | O       | O        | \$400    | \$400   | \$400   | O       | \$350   | O       | \$2,750      |
| Lot #23HD  | \$500   | \$500   | \$500   | \$500   | \$500   | \$500    | \$500    | \$500   | \$500   | \$500   | E       | E       | \$5,000      |
| Lot #24HD  | L       | \$1,200 | \$600   | \$600   | \$600   | \$600    | \$600    | \$600   | \$600   | \$600   | \$600   | \$600   | \$7,200      |
| Lot #25HD  | \$400   | \$400   | \$400   | \$400   | \$400   | \$400    | \$400    | \$400   | \$400   | \$400   | \$400   | \$400   | \$4,800      |
| Lot #26HD  | \$375   | O       | O       | \$375   | L       | E        | O        | O       | \$375   | \$375   | \$375   | \$375   | \$2,250      |
| Lot #27HD  | O       | O       | O       | \$375   | \$375   | \$375    | \$375    | \$375   | \$375   | \$375   | O       | O       | \$2,625      |
| Total      | \$6,250 | \$7,300 | \$8,050 | \$8,825 | \$7,675 | \$8,050  | \$8,850  | \$7,650 | \$8,400 | \$7,625 | \$7,825 | \$7,900 | \$94,400     |

| Upkeep/ Maint. Income | \$1,250 | \$1,825 | \$2,013 | \$2,206 | \$1,919 | \$2,013 | \$2,213 | \$1,913 | \$2,100 | \$1,906 | \$1,956 | \$1,975 | \$23,288 |
|-----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|
|                       |         |         |         |         |         |         |         |         |         |         |         |         |          |
|                       |         |         |         |         |         |         |         |         |         |         |         |         |          |
|                       |         |         |         |         |         |         |         |         |         |         |         |         |          |

|               |         |         |         |         |         |         |         |         |         |         |         |         |             |
|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------------|
| Manage 32.5%  | \$2,188 | \$2,373 | \$2,616 | \$2,868 | \$2,494 | \$2,616 | \$2,876 | \$2,486 | \$2,730 | \$2,478 | \$2,543 | \$2,568 | \$30,836.25 |
| Owner's 42.5% | \$2,656 | \$3,103 | \$3,421 | \$3,751 | \$3,262 | \$3,421 | \$3,761 | \$3,251 | \$3,570 | \$3,241 | \$3,326 | \$3,358 | \$40,120.00 |
| utilites      |         |         |         |         |         |         |         |         |         |         |         |         | \$0.00      |
| Tax           |         |         |         |         |         |         |         |         |         |         |         |         | \$0.00      |
| owner total   | \$2,656 | \$3,103 | \$3,421 | \$3,751 | \$3,262 | \$3,421 | \$3,761 | \$3,251 | \$3,570 | \$3,241 | \$3,326 | \$3,358 | \$40,120.00 |

L= Late  
 E= Eviction  
 B= Burnt  
 O= Open

## Humpty Dumpty Rental Property Monthly Income Summary

|              | Jan. 19        | Feb.19         | Mar. 19        | Apr. 19        | May. 19        | June. 19       | July. 19       | Aug.19         | Sept.19        | Oct.19         | Nov.19         | Dec.19         | Total Income    |
|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| Lot #1HD     | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$350          | \$0            | \$350          | \$3,850         |
| Lot #2HD     | \$400          | \$400          | \$400          | \$400          | \$400          | \$0            | \$0            | \$400          | \$400          | \$400          | \$400          | \$400          | \$4,000         |
| Lot #3HD     | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$4,800         |
| Lot #4HD     | E              | O              | O              | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$3,825         |
| Lot #5HD     | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$0            | \$0            | \$0            | \$0            | \$3,000         |
| Lot #6HD     | \$450          | \$450          | \$450          | \$450          | \$450          | \$0            | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          | \$4,950         |
| Lot #8HD     | \$400          | \$400          | \$400          | \$400          | \$400          | \$0            | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$4,400         |
| Lot #10HD    | O              | O              | \$425          | \$425          | \$425          | \$425          | \$425          | O              | O              | O              | O              | O              | \$2,125         |
| Lot #11HD    | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$4,500         |
| Lot #12HD    | \$425          | \$425          | \$425          | \$425          | \$425          | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$2,125         |
| Lot #13HD    | O              | O              | \$400          | \$400          | \$400          | \$400          | \$0            | \$0            | \$400          | \$400          | \$400          | \$400          | \$3,200         |
| Lot # 14HD   | \$425          | \$425          | \$425          | \$0            | \$0            | \$425          | \$425          | O              | O              | O              | O              | \$425          | \$2,550         |
| Lot # 15HD   | \$400          | \$400          | \$400          | \$0            | \$0            | \$400          | \$0            | \$0            | \$400          | \$400          | \$400          | \$400          | \$3,200         |
| Lot # 16HD   | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$2,250         |
| Lot # 17HD   | \$375          | \$375          | M              | O              | O              | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$3,375         |
| Lot # 18HD   | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$6,000         |
| Lot # 19HD   | \$425          | \$425          | E              | O              | O              | \$425          | \$0            | \$0            | \$0            | \$0            | \$0            | \$0            | \$1,275         |
| Lot # 20HD   | O              | \$425          | \$425          | \$425          | \$425          | \$425          | \$0            | \$0            | \$425          | \$425          | \$425          | \$0            | \$3,400         |
| Lot #21HD    | \$375          | \$375          | \$375          | \$0            | \$0            | \$375          | \$375          | \$375          | \$0            | \$0            | \$0            | \$0            | \$2,250         |
| Lot #22HD    | O              | \$700          | \$700          | M              | \$0            | \$0            | \$0            | \$400          | \$400          | \$400          | \$400          | \$400          | \$3,400         |
| Lot #23HD    | E              | O              | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$5,000         |
| Lot #24HD    | \$600          | \$600          | \$600          | \$600          | \$600          | \$600          | \$600          | \$600          | \$600          | \$600          | \$600          | \$600          | \$7,200         |
| Lot #25HD    | \$400          | \$400          | \$400          | \$400          | \$400          | \$0            | \$0            | \$400          | \$400          | \$400          | \$400          | \$400          | \$4,000         |
| Lot #26HD    | \$375          | \$375          | M              | O              | O              | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$0            | \$3,000         |
| Lot #27HD    | \$375          | \$375          | \$375          | \$375          | \$375          | \$0            | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          | \$4,125         |
| <b>Total</b> | <b>\$7,800</b> | <b>\$8,925</b> | <b>\$9,075</b> | <b>\$7,600</b> | <b>\$7,600</b> | <b>\$7,525</b> | <b>\$6,725</b> | <b>\$7,075</b> | <b>\$7,550</b> | <b>\$7,550</b> | <b>\$7,200</b> | <b>\$7,175</b> | <b>\$91,800</b> |

96

Humpty Dumpty Rental Property Income Spreadsheet

|                       |         |         |         |         |         |         |         |         |         |         |         |         |          |
|-----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|
| Upkeep/ Maint. Income | \$1,560 | \$2,231 | \$2,269 | \$1,900 | \$1,900 | \$1,881 | \$1,681 | \$1,769 | \$1,888 | \$1,888 | \$1,800 | \$1,794 | \$22,560 |
|                       |         |         |         |         |         |         |         |         |         |         |         |         |          |
|                       |         |         |         |         |         |         |         |         |         |         |         |         |          |

|               |         |         |         |         |         |         |         |         |         |         |         |         |              |
|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------------|
| Manage 32.5%  | \$2,730 | \$2,901 | \$2,949 | \$2,470 | \$2,470 | \$2,446 | \$2,186 | \$2,299 | \$2,454 | \$2,454 | \$2,340 | \$2,332 | \$30,030.00  |
| Owner's 42.5% | \$3,315 | \$3,793 | \$3,857 | \$3,230 | \$3,230 | \$3,198 | \$2,858 | \$3,007 | \$3,209 | \$3,209 | \$3,060 | \$3,049 | \$39,015.00  |
| utilites      |         |         |         |         |         |         |         |         |         |         |         |         | \$0.00       |
| Tax           |         |         |         |         |         |         |         |         |         |         |         |         | \$0.00       |
| owner total   | \$3,315 | \$3,793 | \$3,857 | \$3,230 | \$3,230 | \$3,198 | \$2,858 | \$3,007 | \$3,209 | \$3,209 | \$3,060 | \$3,049 | \$ 39,015.00 |

L= Late  
 E= Eviction  
 B= Burnt  
 M= Moved  
 O= Open

## Humpty Dumpty Rental Property Monthly Income Summary

|              | Jan. 20        | Feb.20         | Mar. 20        | Apr. 20        | May. 20        | June. 20       | July. 20       | Aug.20     | Sept.20    | Oct.20     | Nov.20     | Dec.20     | Total Income    |
|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------|------------|------------|------------|------------|-----------------|
| Lot #1HD     | \$350          | \$350          | \$350          | \$350          | \$375          | \$375          | \$375          |            |            |            |            |            | \$2,525         |
| Lot #2HD     | \$400          | \$400          | \$370          | \$430          | \$400          | \$400          | \$400          |            |            |            |            |            | \$2,800         |
| Lot #3HD     | \$400          | \$400          | \$400          | L              | \$400          | \$400          | \$400          |            |            |            |            |            | \$2,400         |
| Lot #4HD     | \$425          | \$0            | L              | L              | E              | O              | O              |            |            |            |            |            | \$425           |
| Lot #5HD     | \$0            | \$375          | \$375          | \$375          | \$375          | \$375          | \$375          |            |            |            |            |            | \$2,250         |
| Lot #6HD     | \$450          | \$450          | \$450          | L              | M              | \$500          | \$500          |            |            |            |            |            | \$2,350         |
| Lot #8HD     | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          |            |            |            |            |            | \$2,800         |
| Lot #10HD    | O              | \$450          | \$450          | \$450          | \$450          | \$450          | \$450          |            |            |            |            |            | \$2,700         |
| Lot #11HD    | \$375          | \$375          | L              | L              | E              | E              | \$375          |            |            |            |            |            | \$1,125         |
| Lot #12HD    | \$425          | \$425          | L              | L              | E              | E              | O              |            |            |            |            |            | \$850           |
| Lot #13HD    | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          | \$400          |            |            |            |            |            | \$2,800         |
| Lot # 14HD   | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          |            |            |            |            |            | \$2,975         |
| Lot # 15HD   | \$400          | \$0            | L              | L              | E              | \$400          | \$400          |            |            |            |            |            | \$1,200         |
| Lot # 16HD   | \$375          | \$375          | \$375          | L              | M              | M              | \$375          |            |            |            |            |            | \$1,500         |
| Lot # 17HD   | \$375          | \$375          | \$350          | \$350          | \$325          | \$200          | \$375          |            |            |            |            |            | \$2,350         |
| Lot # 18HD   | \$500          | \$500          | \$500          | L              | E              | O              | O              |            |            |            |            |            | \$1,500         |
| Lot # 19HD   | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          | \$425          |            |            |            |            |            | \$2,975         |
| Lot # 20HD   | \$425          | \$0            | \$425          | L              | \$425          | \$425          | \$425          |            |            |            |            |            | \$2,125         |
| Lot #21HD    | \$0            | \$375          | L              | \$375          | \$375          | L              | L              |            |            |            |            |            | \$1,125         |
| Lot #22HD    | \$400          | \$400          | \$0            | \$0            | \$400          | L              | \$400          |            |            |            |            |            | \$1,600         |
| Lot #23HD    | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          | \$500          |            |            |            |            |            | \$3,500         |
| Lot #24HD    | \$600          | \$600          | \$600          | \$600          | \$600          | \$600          | \$600          |            |            |            |            |            | \$4,200         |
| Lot #25HD    | \$400          | \$400          | \$400          | \$425          | \$425          | \$425          | \$425          |            |            |            |            |            | \$2,900         |
| Lot #26HD    | \$0            | \$375          | \$200          | L              | E              | E              | \$375          |            |            |            |            |            | \$950           |
| Lot #27HD    | \$375          | \$375          | \$0            | \$0            | \$375          | \$375          | \$375          |            |            |            |            |            | \$1,875         |
| <b>Total</b> | <b>\$8,825</b> | <b>\$9,150</b> | <b>\$7,395</b> | <b>\$5,505</b> | <b>\$7,075</b> | <b>\$7,075</b> | <b>\$8,775</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$53,800</b> |

| Upkeep/ Maint. Income | \$1,765 | \$2,288 | \$1,849 | \$1,376 | \$1,769 | \$1,769 | \$2,194 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,009 |
|-----------------------|---------|---------|---------|---------|---------|---------|---------|-----|-----|-----|-----|-----|----------|
|-----------------------|---------|---------|---------|---------|---------|---------|---------|-----|-----|-----|-----|-----|----------|

|                        |         |         |         |         |         |         |         |     |     |     |     |     |             |
|------------------------|---------|---------|---------|---------|---------|---------|---------|-----|-----|-----|-----|-----|-------------|
| Manage 32.5%           | \$3,089 | \$2,974 | \$2,403 | \$1,789 | \$2,299 | \$2,299 | \$2,852 | \$0 | \$0 | \$0 | \$0 | \$0 | \$17,705.63 |
| Owner's 42.5%<br>..... | \$3,751 | \$3,889 | \$3,143 | \$2,340 | \$3,007 | \$3,007 | \$3,729 | \$0 | \$0 | \$0 | \$0 | \$0 | \$22,865.00 |

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 9-21 (yr) 2018

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Charltonnay Jackson  
Hereinafter called Resident. The sum of \$ 400<sup>00</sup> for the first  
months rent of the premises owned by said Management and located at 28 Lizard Man Rd.  
Bishopville, SC 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 400<sup>00</sup> per month. Payable in advance on the 1st  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

**In considered hereof and of the use or occupancy of the said premises,  
Resident agrees:**

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
**After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00**  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. A **\$100.00 non-refundable deposit required per pet.**
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 4 without written permission from Management. A **\$50.00 increase per month per person will apply.** Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 400<sup>00</sup> has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

List of occupants...

1. Chardonnay Jackson Age... 23yrs
  2. Jaquan Brown Age... 24yrs
  3. Taliyah Smith Age.. 4yrs
  4. Orriyah Jackson Age.. 2yrs
  5. Theresa Josey Age.. 49yrs
  6. \_\_\_\_\_ Age.. \_\_\_\_\_
- vacated property*

Carroll Brown  
Management

Signed: Chardonnay Jackson  
Resident

\_\_\_\_\_  
Witnessed by

Signed: \_\_\_\_\_  
Spouse (if applicable)

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 10-17 (yr) 2019

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Aliyah Davis  
Hereinafter called Resident. The sum of \$ 375<sup>00</sup> for the first  
months rent of the premises owned by said Management and located at 38 Lizard Man Rd  
Bishopville SC 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 375<sup>00</sup> per month. Payable in advance on the 1st  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

**In considered hereof and of the use or occupancy of the said premises,  
Resident agrees:**

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. A \$100.00 non-refundable deposit required per pet.
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 4 without written permission from Management. A \$50.00 increase per month per person will apply. Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 375.00 has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

List of occupants...

- |    |                     |                      |
|----|---------------------|----------------------|
| 1. | <u>Aliyah Davis</u> | Age... <u>22 yrs</u> |
| 2. | <u>Ambri Carter</u> | Age... <u>4 yrs</u>  |
| 3. | <u>Tymir Carter</u> | Age... <u>3 yrs</u>  |
| 4. | <u>Ava Carter</u>   | Age... <u>1 yr</u>   |
| 5. | _____               | Age.. _____          |
| 6. | _____               | Age.. _____          |

Carroll Brown  
Management

Signed: Aliyah Davis  
Resident

\_\_\_\_\_  
Witnessed by

Signed: \_\_\_\_\_  
Spouse (if applicable)

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 6/11 (yr) 2020

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Dunaisha Hickman  
Hereinafter called Resident. The sum of \$ 500.<sup>00</sup> for the first  
months rent of the premises owned by said Management and located at 35 Lizard  
MAN Rd. Bishopville S.C. 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 500.<sup>00</sup> per month. Payable in advance on the 1<sup>ST</sup>  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

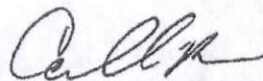
## In considered hereof and of the use or occupancy of the said premises, Resident agrees:

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows...  
**After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00**  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. **A \$100.00 non-refundable deposit required per pet.**
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 5 without written permission from Management. **A \$50.00 increase per month per person will apply.** Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 500.00 has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

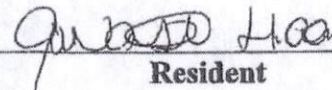
List of occupants...

|    |                         |        |           |
|----|-------------------------|--------|-----------|
| 1. | <u>Dunashie Hickmon</u> | Age... | <u>28</u> |
| 2. | <u>Danny Garner</u>     | Age... | <u>2</u>  |
| 3. | <u>Yolayja Bekar</u>    | Age..  | <u>13</u> |
| 4. | <u>Shimeik Garner</u>   | Age..  | <u>8</u>  |
| 5. | <u>Rahmeik Garner</u>   | Age..  | <u>8</u>  |
| 6. | _____                   | Age..  | _____     |



Management

Signed:



Resident

Signed:

Witnessed by

Spouse (if applicable)

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 10-2 (yr) 2016

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Kim Lee Rooker  
Hereinafter called Resident. The sum of \$ 425.<sup>00</sup> for the first  
months rent of the premises owned by said Management and located at 45 LIZARD MANE  
Rd. Bishopville S.C. 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 425.<sup>00</sup> per month. Payable in advance on the 1<sup>ST</sup>  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

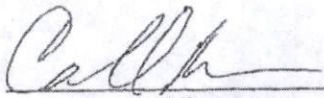
## **In considered hereof and of the use or occupancy of the said premises, Resident agrees:**

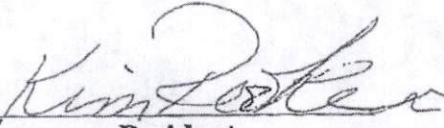
1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
**After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00**  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. A **\$100.00 non-refundable deposit required per pet.**
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 3 without written permission from Management. A **\$50.00 increase per month per person will apply.** Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 425.00 has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.

List of occupants...

|    |                       |                  |
|----|-----------------------|------------------|
| 1. | <u>Kim Rooker</u>     | Age... <u>41</u> |
| 2. | <u>Destiny Parker</u> | Age... <u>23</u> |
| 3. | <u>Javier Rodiles</u> | Age.. <u>15</u>  |
| 4. | _____                 | Age.. _____      |
| 5. | _____                 | Age.. _____      |
| 6. | _____                 | Age.. _____      |

  
**Management**

Signed:   
**Resident**

\_\_\_\_\_  
**Witnessed by**

Signed: \_\_\_\_\_  
**Spouse (if applicable)**

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 2/1 (yr) 2020

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Wanda Reddick  
Hereinafter called Resident. The sum of \$ 450.00 for the first  
months rent of the premises owned by said Management and located at 55 LIZARD  
MAN Rd. Bishopville S.C. 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 450.00 per month. Payable in advance on the 1ST  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

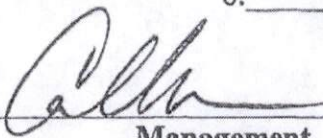
## In considered hereof and of the use or occupancy of the said premises, Resident agrees:

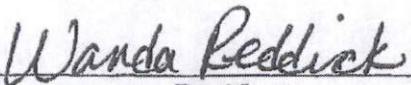
1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
**After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00**  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. A **\$100.00 non-refundable deposit required per pet.**
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 4 without written permission from Management. A **\$50.00 increase per month per person will apply.** Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 450.00 has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

List of occupants...

|    |                       |                  |
|----|-----------------------|------------------|
| 1. | <u>Wanda Reddick</u>  | Age... <u>45</u> |
| 2. | <u>Nafiq Frazier</u>  | Age... <u>21</u> |
| 3. | <u>King Frazier</u>   | Age.. <u>3</u>   |
| 4. | <u>Wanaya Hickmon</u> | Age.. <u>13</u>  |
| 5. | _____                 | Age.. _____      |
| 6. | _____                 | Age.. _____      |

  
**Management**

Signed:   
**Resident**

\_\_\_\_\_  
**Witnessed by**

Signed: \_\_\_\_\_  
**Spouse (if applicable)**

## MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 2/1 (yr) 14

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Shauntel Boyd  
Hereinafter called Resident. The sum of \$ 375.<sup>00</sup> for the first  
months rent of the premises owned by said Management and located at 78 LIZARD  
MAN. RD. BISHOPVILLE S.C. 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 375.<sup>00</sup> per month. Payable in advance on the 1ST  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

**In considered hereof and of the use or occupancy of the said premises,  
Resident agrees:**

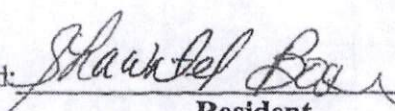
1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
5. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
6. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
7. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.
8. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. **A \$100.00 non-refundable deposit required per pet.**

9. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed       /       without written permission from Management. **A \$50.00 increase per month per person will apply.** Occupants listed below.....
10. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
11. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements excepted
12. Late Fees and Penalties are as follows....  
**After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00**  
 If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
13. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
14. A security deposit of 375.00 has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
15. Insurance for the tenant's personal items is the responsibility of the tenant.

List of occupants...

- |    |                      |                  |
|----|----------------------|------------------|
| 1. | <u>Shawntel Boyd</u> | Age... <u>24</u> |
| 2. | _____                | Age... _____     |
| 3. | _____                | Age.. _____      |
| 4. | _____                | Age.. _____      |
| 5. | _____                | Age.. _____      |
| 6. | _____                | Age.. _____      |

  
**Management**

Signed:   
**Resident**

\_\_\_\_\_  
**Witnessed by**

Signed: \_\_\_\_\_  
**Spouse (if applicable)**

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 8-3 (yr) 2019

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Teresa Josey  
Hereinafter called Resident. The sum of \$ 400<sup>00</sup> for the first  
months rent of the premises owned by said Management and located at 119 Lizard Man Rd.  
Bishopville, SC 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 400<sup>00</sup> per month. Payable in advance on the 1st  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

**In considered hereof and of the use or occupancy of the said premises,  
Resident agrees:**

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. A \$100.00 non-refundable deposit required per pet.
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 2 without written permission from Management. A \$50.00 increase per month per person will apply. Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 400<sup>00</sup> has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

List of occupants...

|    |                         |                   |
|----|-------------------------|-------------------|
| 1. | <u>Teresa Tosey</u>     | Age... <u>49y</u> |
| 2. | <u>Michael Williams</u> | Age... <u>40y</u> |
| 3. | _____                   | Age.. _____       |
| 4. | _____                   | Age.. _____       |
| 5. | _____                   | Age.. _____       |
| 6. | _____                   | Age.. _____       |

Carroll Brown  
Management

Signed: Teresa Tosey  
Resident

\_\_\_\_\_  
Witnessed by

Signed: \_\_\_\_\_  
Spouse (if applicable)

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 11-21 (yr) 2019

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Cindy Preciado  
Hereinafter called Resident. The sum of \$ 425.00 for the first  
months rent of the premises owned by said Management and located at 75 Lizard Man Rd.  
Bishopville, SC 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 425.00 per month. Payable in advance on the 1st  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

**In considered hereof and of the use or occupancy of the said premises,  
Resident agrees:**

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. A \$100.00 non-refundable deposit required per pet.
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 6 without written permission from Management. A \$50.00 increase per month per person will apply. Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 425<sup>00</sup> has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

List of occupants...

1. Cindy Preciado Age... 40 yrs
2. Bubianca Hopkins Age... 30 yrs
3. Estevan Preciado Age... 10 yrs
4. Sebastian Preciado Age... 10 yrs
5. Londyn Hopkins Age... 9 yrs
6. Precise Hopkins Age... 7 yrs

Carroll Brown  
Management

Signed: Cindy Preciado  
Resident

\_\_\_\_\_  
Witnessed by

Signed: \_\_\_\_\_  
Spouse (if applicable)

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 6-5 (yr) 2020

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Jeffery + Creshondra Martin  
Hereinafter called Resident. The sum of \$ 400<sup>00</sup> for the first  
months rent of the premises owned by said Management and located at 88 Lizard Man Rd.  
Bishopville, SC 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 400<sup>00</sup> per month. Payable in advance on the 1st  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

**In considered hereof and of the use or occupancy of the said premises,  
Resident agrees:**

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
**After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00**  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. A **\$100.00 non-refundable deposit required per pet.**
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 4 without written permission from Management. A **\$50.00 increase per month per person will apply.** Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 400<sup>00</sup> has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

List of occupants...

1. Jeffery Martin Age... 32 yrs
2. Creshondra Martin Age... 29 yrs
3. David Beaver Age... 5 yrs
4. Trewon Martin Age... 12 yrs
5. \_\_\_\_\_ Age.. \_\_\_\_\_
6. \_\_\_\_\_ Age.. \_\_\_\_\_

Carroll Brown  
Management

Signed: [Signature]  
Resident

\_\_\_\_\_  
Witnessed by

Signed: Creshondra Martin  
Spouse (if applicable)

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 7-5 (yr) 2019

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Chauncey Wilson  
Hereinafter called Resident. The sum of \$ 375<sup>00</sup> for the first  
months rent of the premises owned by said Management and located at 102 Lizard Man Rd.  
Bismopville SC 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 375<sup>00</sup> per month. Payable in advance on the 1st  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

## In considered hereof and of the use or occupancy of the said premises, Resident agrees:

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
**After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00**  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. A \$100.00 non-refundable deposit required per pet.
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 1 without written permission from Management. A \$50.00 increase per month per person will apply. Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 375.00 has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

List of occupants...

1. Chauncey Wilson Age... 32 yrs
2. \_\_\_\_\_ Age... \_\_\_\_\_
3. \_\_\_\_\_ Age.. \_\_\_\_\_
4. \_\_\_\_\_ Age.. \_\_\_\_\_
5. \_\_\_\_\_ Age.. \_\_\_\_\_
6. \_\_\_\_\_ Age.. \_\_\_\_\_

Carroll Brown  
Management

Signed: Chauncey Wilson  
Resident

\_\_\_\_\_  
Witnessed by

Signed: \_\_\_\_\_  
Spouse (if applicable)

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 9-21 (yr) 2019

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Kimberly Muldrow  
Hereinafter called Resident. The sum of \$ 425.00 for the first  
months rent of the premises owned by said Management and located at 1116 Lizard Man Rd.  
Bishopville, SC 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 425.00 per month. Payable in advance on the 1st  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

**In considered hereof and of the use or occupancy of the said premises,  
Resident agrees:**

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. A \$100.00 non-refundable deposit required per pet.
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 5 without written permission from Management. A \$50.00 increase per month per person will apply. Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 425<sup>00</sup> has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

List of occupants...

1. Kimberly Muldraw Age... 27 yrs
2. MaryAnn J. Muldraw Age... 62 yrs
3. Christopher Dinkins Age... 22 yrs
4. Ethan Dinkins Age... 12 yrs
5. Sa'maya Shannon Age... 10 yrs
6. \_\_\_\_\_ Age... \_\_\_\_\_

Carroll Brown  
Management

Signed: Kimberly Muldraw  
Resident

\_\_\_\_\_  
Witnessed by

Signed: \_\_\_\_\_  
Spouse (if applicable)

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 2/14 (yr) 2020

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Bow  
Hereinafter called Management from Kevin Grindstaff  
Hereinafter called Resident. The sum of \$ 375.00 for the first  
months rent of the premises owned by said Management and located at 1520 Herndon  
Rd. B. Sikeville S.C. 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 375.00 per month. Payable in advance on the 1st  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

**In considered hereof and of the use or occupancy of the said premises,  
Resident agrees:**

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

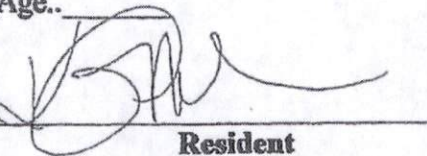
10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. A \$100.00 non-refundable deposit required per pet.
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 2 without written permission from Management. A \$50.00 increase per month per person will apply. Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 375.<sup>00</sup> has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

List of occupants...

1. Kevin Grindstaff Age... 44
2. Ashley Grindstaff Age... 33
3. \_\_\_\_\_ Age.. \_\_\_\_\_
4. \_\_\_\_\_ Age.. \_\_\_\_\_
5. \_\_\_\_\_ Age.. \_\_\_\_\_
6. \_\_\_\_\_ Age.. \_\_\_\_\_



Management

X Signed: 

Resident

\_\_\_\_\_  
Witnessed by

Signed: \_\_\_\_\_  
Spouse (if applicable)

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 3-11 (yr) 2020

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Tyasha Stephens  
Hereinafter called Resident. The sum of \$ 425<sup>00</sup> for the first  
months rent of the premises owned by said Management and located at 1643 Herndon Rd.  
Bishopville, SC 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 425<sup>00</sup> per month. Payable in advance on the 1<sup>st</sup>  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

## In considered hereof and of the use or occupancy of the said premises, Resident agrees:

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
**After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00**  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. A \$100.00 non-refundable deposit required per pet.
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 2 without written permission from Management. A \$50.00 increase per month per person will apply. Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 425<sup>00</sup> has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

List of occupants...

1. Tyeshia Stephens Age... 27 yrs
2. massiah Boyd Age... Byrs
3. \_\_\_\_\_ Age.. \_\_\_\_\_
4. \_\_\_\_\_ Age.. \_\_\_\_\_
5. \_\_\_\_\_ Age.. \_\_\_\_\_
6. \_\_\_\_\_ Age.. \_\_\_\_\_

Carroll Brown  
Management

Signed: Tyeshia Stephens  
Resident

\_\_\_\_\_  
Witnessed by

Signed: \_\_\_\_\_  
Spouse (if applicable)

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 2/1 (yr) 2019

RECEIPT IS HEREBY ACKNOWLEDGED by Carrell Brown  
Hereinafter called Management from Latesha Stamps  
Hereinafter called Resident. The sum of \$ 525.<sup>00</sup> for the first  
months rent of the premises owned by said Management and located at 869 Manville/  
St. Charles Rd. Bishopville S.C. 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 525.<sup>00</sup> per month. Payable in advance on the 15<sup>th</sup>  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

## In considered hereof and of the use or occupancy of the said premises, Resident agrees:

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
**After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00**  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

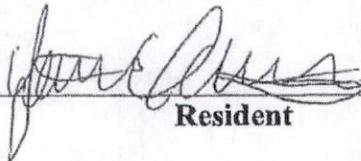
10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. **A \$100.00 non-refundable deposit required per pet.**
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 2 without written permission from Management. **A \$50.00 increase per month per person will apply.** Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 525.00 has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

List of occupants...

1. Latesha Starnes Age... 27
2. Marquis Toney Age... 26
3. \_\_\_\_\_ Age.. \_\_\_\_\_
4. \_\_\_\_\_ Age.. \_\_\_\_\_
5. \_\_\_\_\_ Age.. \_\_\_\_\_
6. \_\_\_\_\_ Age.. \_\_\_\_\_



**Management**

Signed: 

**Resident**

\_\_\_\_\_  
**Witnessed by**

Signed: \_\_\_\_\_  
**Spouse (if applicable)**

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 4/14 (yr) 2017

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Adrienne Simon  
Hereinafter called Resident. The sum of \$ 1000. for the first  
months rent of the premises owned by said Management and located at 851 Marville /  
St. Charles Rd. Bishopville Sc 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 1000. per month. Payable in advance on the 1st  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.


## In considered hereof and of the use or occupancy of the said premises, Resident agrees:

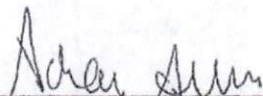
1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
**After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00**  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. **A \$100.00 non-refundable deposit required per pet.**
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 5 without written permission from Management. **A \$50.00 increase per month per person will apply.** Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Braw or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 600.<sup>00</sup> has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.

List of occupants...

- |    |                       |                  |
|----|-----------------------|------------------|
| 1. | <u>Adrienne Simon</u> | Age... <u>27</u> |
| 2. | <u>Pierce Ham</u>     | Age... <u>28</u> |
| 3. | <u>Kamari Smith</u>   | Age.. <u>9</u>   |
| 4. | <u>Kalera Smith</u>   | Age.. <u>8</u>   |
| 5. | <u>Jaime Williams</u> | Age.. <u>3</u>   |
| 6. | _____                 | Age.. _____      |

  
**Management**

Signed:   
**Resident**

\_\_\_\_\_  
**Witnessed by**

Signed: \_\_\_\_\_  
**Spouse (if applicable)**

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 5/2 (yr) 2015

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Braw  
Hereinafter called Management from Shameka Fortune  
Hereinafter called Resident. The sum of \$ 425.<sup>00</sup> for the first  
months rent of the premises owned by said Management and located at 881 Manville/  
St. Charles Rd. Bishopville S.C. 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 425.<sup>00</sup> per month. Payable in advance on the 1<sup>ST</sup>  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

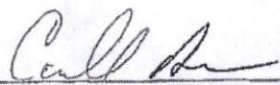
## In considered hereof and of the use or occupancy of the said premises, Resident agrees:

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
5. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
6. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
7. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.
8. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. **A \$100.00 non-refundable deposit required per pet.**

9. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 3 without written permission from Management. A \$50.00 increase per month per person will apply. Occupants listed below.....
10. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
11. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements excepted
12. Late Fees and Penalties are as follows....  
 After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00  
 If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
13. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
14. A security deposit of 475.00 has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
15. Insurance for the tenant's personal items is the responsibility of the tenant.

List of occupants...

- |    |                        |        |            |
|----|------------------------|--------|------------|
| 1. | <u>Shameka Fortune</u> | Age... | <u>28y</u> |
| 2. | <u>Deleon Cain</u>     | Age... | <u>84</u>  |
| 3. | <u>Danaya Mcguire</u>  | Age..  | <u>5y</u>  |
| 4. | _____                  | Age..  | _____      |
| 5. | _____                  | Age..  | _____      |
| 6. | _____                  | Age..  | _____      |

  
**Management**

Signed: \_\_\_\_\_  
**Resident**

\_\_\_\_\_  
**Witnessed by**

Signed: \_\_\_\_\_  
**Spouse (if applicable)**

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 12-20 (yr) 2018

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brawn  
Hereinafter called Management from Lashawnta Shannon  
Hereinafter called Resident. The sum of \$ 375.00 for the first  
months rent of the premises owned by said Management and located at 891 Manville - St. Charles  
Bishopville, SC 29010 hereinafter called premises; said premises the R  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 375.00 per month. Payable in advance on the 1st  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

**In considered hereof and of the use or occupancy of the said premises,  
Resident agrees:**

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows....  
**After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00**  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. **A \$100.00 non-refundable deposit required per pet.**
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed 3 without written permission from Management. **A \$50.00 increase per month per person will apply.** Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 375<sup>00</sup> has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

List of occupants...

1. Lashawnta Shannon Age... 43 yrs
2. Ahman Simon Age... 15 yrs
- cb 3. ~~\_\_\_\_\_~~ Age.. ~~\_\_\_\_\_~~
4. \_\_\_\_\_ Age.. \_\_\_\_\_
5. \_\_\_\_\_ Age.. \_\_\_\_\_
6. \_\_\_\_\_ Age.. \_\_\_\_\_

Carroll Brown  
Management

Signed: Lashawnta Shannon  
Resident

\_\_\_\_\_  
Witnessed by

Signed: \_\_\_\_\_  
Spouse (if applicable)

# MONTH-TO-MONTH RENTAL AGREEMENT

Date: (mo./day) 4-15 (yr) 2020

RECEIPT IS HEREBY ACKNOWLEDGED by Carroll Brown  
Hereinafter called Management from Ina Jordan  
Hereinafter called Resident. The sum of \$ 375<sup>00</sup> for the first  
months rent of the premises owned by said Management and located at 899 Manville -  
St. Charles Rd. Bishopville, SC 29010 hereinafter called premises; said premises the  
Management hereby agrees to rent to said Resident on a month-to-month basis at a rental  
of \$ 375<sup>00</sup> per month. Payable in advance on the 1<sup>st</sup>  
Day of each and every succeeding calendar month. If moving in mid month an additional  
prorated fee will be included.

**In considered hereof and of the use or occupancy of the said premises,  
Resident agrees:**

1. To maintain said premises in a clean, orderly and law abiding manner and to keep the yards thereof free of weeds, debris and/or material that may become unsightly or a detriment to the appearance of said premises. Management shall have the right to enter and inspect said premises at any and all reasonable times.
2. There shall not be any items on the property that pose a negative impact to the appearance of the property such as toys in disrepair, unregistered cars etc. A citation will be issued (if citation issued there will be a \$5.00 fee added to the tenants account for the citation) for any violations and the tenant will have 7 days from receipt of the citation to correct the issue. If the tenant refuses to correct the problem within the given time, management will take the necessary action to resolve the issue at the tenant's expense (To be determined by management).
3. There shall be no firearms, fireworks discharged on the property.
4. If unit has a fireplace, absolutely no fires allowed in these units and they should be considered for decorative purposes only.
5. There shall be no parties, loitering or anything that may be offensive to others allowed on the property.
6. Late Fees and Penalties are as follows...  
**After the 1<sup>st</sup> \$10.00 fee after the 5<sup>th</sup> \$60.00 fee after the 12<sup>th</sup> \$120.00**  
If payment is not rendered or creditable arrangements made within the first 5 days of the month, Legal action will be taken. All payments must be received before 6pm to be credited for that current day.
7. No alterations or redecorating of any kind to the dwelling shall be made without prior written consent of Management.
8. To pay for all utility service furnished to the property failure to maintain electric/water will be grounds for eviction.
9. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises, which Management may consider necessary.

10. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent of Management; any consent so given may be withdrawn if in the opinion of Management, such bird, animal, or other pet constitutes a nuisance, causes a complaint from neighbors, or adversely affects the normal maintenance of the property. **A \$100.00 non-refundable deposit required per pet.**
11. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Management and the number of persons to occupy said premises shall not exceed   3   without written permission from Management. **A \$50.00 increase per month per person will apply.** Occupants listed below.....
12. To give thirty days written notice by registered mail to Management prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
13. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements expected.
14. All rent shall be paid at the office of Carroll Brown or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
15. A security deposit of 375<sup>00</sup> has been received and is not to be used or considered as last month's rent and will be returned to tenant within 2 weeks of vacating the said property if tenant's account and the property are left to the satisfaction of the landlord.
16. Insurance for the tenant's personal items is the responsibility of the tenant.
17. If no complaints of pest infestation within 30 days of tenancy, any future complaints of pest will be the tenant's responsibility to exterminate.

List of occupants...

- |                            |                      |
|----------------------------|----------------------|
| 1. <u>Ina Jordan</u>       | Age... <u>25 yrs</u> |
| 2. <u>Anaesti Campbell</u> | Age... <u>4 yrs</u>  |
| 3. _____                   | Age.. _____          |
| 4. _____                   | Age.. _____          |
| 5. _____                   | Age.. _____          |
| 6. _____                   | Age.. _____          |

Carroll Brown  
**Management**

Signed: Ina Jordan  
**Resident**

Ana Jordan  
**Witnessed by**

Signed: \_\_\_\_\_  
**Spouse (if applicable)**

# RECEIPT

No. 438208

DATE 3-5-19

FROM Chardonay Jack

Four hundred ten

FOR RENT

FOR

|       |       |
|-------|-------|
| ACCT. |       |
| PAID  | 410 - |
| DUE   |       |

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM March

BY C. W. Walker

# RECEIPT

No. 701902

DATE 11-1-16

FROM Kim Rooker

\$ 100<sup>00</sup>

One hundred & no/100 DOLLARS

FOR RENT Pet Deposit

|       |            |                                       |
|-------|------------|---------------------------------------|
| ACCT. |            | <input checked="" type="radio"/> CASH |
| PAID  | <u>100</u> | <input type="radio"/> CHECK           |
| DUE   |            | <input type="radio"/> MONEY ORDER     |
|       |            | <input type="radio"/> CREDIT CARD     |

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY C. Wallace

A-1152  
T-4161

# RECEIPT

No. 701857

DATE 10/2/16

FROM Kim Rooker

\$ 850<sup>00</sup>

Eight hundred fifty DOLLARS

FOR RENT Rent & Deposit

|      |            |                                   |
|------|------------|-----------------------------------|
| ACCT |            | <input type="radio"/> CASH        |
| PAID | <u>850</u> | <input type="radio"/> CHECK       |
| DUE  |            | <input type="radio"/> MONEY ORDER |
|      |            | <input type="radio"/> CREDIT CARD |

FROM Oct-16 Tot Deposit

BY [Signature]

A-1152  
T-4161



date 4 / 1 / 20

received from Shaunteal Boyd

amount four hundred ninety five and 00/100

for payment of \_\_\_\_\_

cash       money order       credit card       check # \_\_\_\_\_

|             |            |           |
|-------------|------------|-----------|
| amount due  |            |           |
| amount paid | <u>495</u> | <u>00</u> |
| balance     |            |           |

from March 20 20

signature C. Wallace









RECEIPT

|                                           |                                             |                                       |                       |
|-------------------------------------------|---------------------------------------------|---------------------------------------|-----------------------|
| DATE                                      | 10/14/06                                    | No.                                   | 252550                |
| FROM                                      | Richard Williams                            | \$                                    | 500                   |
|                                           | Five hundred <sup>00</sup> / <sub>100</sub> |                                       | DOLLARS               |
| <input checked="" type="radio"/> FOR RENT | # 1 FD                                      |                                       |                       |
| <input type="radio"/> FOR                 |                                             |                                       |                       |
| ACCT                                      | 500                                         | <input checked="" type="radio"/> CASH | FROM 10-06 TO 1/08    |
| PAID                                      | 500                                         | <input type="radio"/> CHECK           | BY <i>[Signature]</i> |
| DUE                                       | 0                                           | <input type="radio"/> MONEY ORDER     |                       |

RECEIPT

DATE 7/13/07 No. 186954  
 FROM Richard Williams \$ 455.00  
four hundred fifty five DOLLARS  
 FOR RENT #1 HD  
 FOR  
 ACCT. 455 -  CASH FROM - TO 8-15-07  
 PAID 455 -  CHECK BY Callie  
 DUE 0  MONEY ORDER

RECEIPT

DATE 10-15-07 No. 201632  
 FROM R. Williams \$ 300.00  
three hundred + 00/100 DOLLARS  
 FOR RENT #1 HD  
 FOR  
 ACCT. 350.00  CASH FROM 10-15-07 TO -  
 PAID 300.00  CHECK BY J. Brown  
 DUE 50.00  MONEY ORDER  
+ late fee

RECEIPT

DATE 6-26-07 No. 252410  
 FROM R. Williams \$ 600.00  
Six hundred + 00/100 DOLLARS  
 FOR RENT #2 HD  
 FOR  
 ACCT.  CASH FROM - TO -  
 PAID 600.00  CHECK BY J. Brown  
 DUE -  MONEY ORDER

RECEIPT

DATE 1-2-07 No. 252623  
 FROM Richard Williams \$ 170  
One hundred Seventy DOLLARS  
 FOR RENT #1 HD  
 FOR  
 ACCT. 535.00  CASH FROM 1-1-07 TO -  
 PAID 170  CHECK BY Callie  
 DUE 365.00  MONEY ORDER  
Partial of Dec

RECEIPT

DATE 3-17-07 No. 252310  
 FROM Richard Williams \$ 350  
Three hundred fifty DOLLARS  
 FOR RENT #1 HD  
 FOR  
 ACCT. 350 -  CASH FROM 3-15-07 TO 4-15-07  
 PAID 350 -  CHECK BY Callie  
 DUE 0  MONEY ORDER

RECEIPT

DATE 3-1-07 No. 252311  
 FROM Richard Williams \$ 175  
one hundred Seventy five DOLLARS  
 FOR RENT #1 HD  
 FOR  
 ACCT. 175 -  CASH FROM 3-1-07 TO 3-15-07  
 PAID 175 -  CHECK BY Callie  
 DUE -  MONEY ORDER  
Partial of Dec

RECEIPT

No. 135343

DATE 11/2/12

FROM Richard Williams \$ 440

San Helado DOLLARS

FOR RENT 1/12

FOR \_\_\_\_\_

|       |            |                                   |                       |
|-------|------------|-----------------------------------|-----------------------|
| ACCT. |            | <input type="radio"/> CASH        | FROM <u>NOV 2012</u>  |
| PAID  | <u>440</u> | <input type="radio"/> MONEY ORDER | BY <u>[Signature]</u> |
| DUE   |            | <input type="radio"/> CHECK       |                       |
|       |            | <input type="radio"/> CREDIT CARD |                       |

1152

**RECEIPT**

No. 679689

DATE 3-5-17

FROM Richard Williams

\$495<sup>00</sup>

Four hundred ninety five and <sup>00</sup>/<sub>100</sub> DOLLARS

FOR RENT  
 FOR

|       |        |
|-------|--------|
| ACCT. |        |
| PAID  | 495:00 |
| DUE   |        |

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM Feb. TO '17  
BY C. Wallace

A-1152  
T-4181

Pokie paid 495<sup>00</sup> on Aug 18  
 Pert. will make official receipt.

Call them 9/6/18

|                                                             |                          |                                       |                 |
|-------------------------------------------------------------|--------------------------|---------------------------------------|-----------------|
| <b>RECEIPT</b>                                              |                          | No. 435681                            |                 |
| DATE                                                        | 12/4/18                  |                                       |                 |
| FROM                                                        | Richard Williams         | \$495 <sup>00</sup>                   |                 |
|                                                             | Blanket Four ninety five | DOLLARS                               |                 |
| <input type="radio"/> FOR RENT<br><input type="radio"/> FOR |                          |                                       |                 |
| ACCT.                                                       | 495                      | <input checked="" type="radio"/> CASH | FROM Patrick TO |
| PAID                                                        | 500                      | <input type="radio"/> CHECK           |                 |
| DUE                                                         |                          | <input type="radio"/> MONEY ORDER     |                 |
|                                                             |                          | <input type="radio"/> CREDIT CARD     | BY C.W.         |
|                                                             |                          | A-1152<br>T-4161                      |                 |

|                                                             |                          |                                       |                  |
|-------------------------------------------------------------|--------------------------|---------------------------------------|------------------|
| <b>RECEIPT</b>                                              |                          | No. 435657                            |                  |
| DATE                                                        | 8-5-18                   |                                       |                  |
| FROM                                                        | Richard Williams         | \$495 <sup>00</sup>                   |                  |
|                                                             | Four hundred ninety five | DOLLARS                               |                  |
| <input type="radio"/> FOR RENT<br><input type="radio"/> FOR |                          |                                       |                  |
| ACCT.                                                       |                          | <input checked="" type="radio"/> CASH | FROM July to '18 |
| PAID                                                        | 495                      | <input type="radio"/> CHECK           |                  |
| DUE                                                         |                          | <input type="radio"/> MONEY ORDER     |                  |
|                                                             |                          | <input type="radio"/> CREDIT CARD     | BY C. Wallace    |
|                                                             |                          | A-1152<br>T-4161                      |                  |

|                                                             |                  |                                   |                                  |
|-------------------------------------------------------------|------------------|-----------------------------------|----------------------------------|
| <b>RECEIPT</b>                                              |                  | No. 435685                        |                                  |
| DATE                                                        | 12/12/18         |                                   |                                  |
| FROM                                                        | Richard Williams | \$80 <sup>00</sup>                |                                  |
|                                                             | Eighty           | DOLLARS                           |                                  |
| <input type="radio"/> FOR RENT<br><input type="radio"/> FOR |                  |                                   |                                  |
| ACCT.                                                       |                  | <input type="radio"/> CASH        | FROM TO                          |
| PAID                                                        | 80               | <input type="radio"/> CHECK       |                                  |
| DUE                                                         |                  | <input type="radio"/> MONEY ORDER |                                  |
|                                                             |                  | <input type="radio"/> CREDIT CARD | BY rent receipts 741 MANVILLE ST |
|                                                             |                  | A-1152<br>T-4161                  |                                  |

# RECEIPT

No. 434702

DATE 1-7-19

FROM B. Williams \$495<sup>00</sup>

Four hundred ninety five & no/100 DOLLARS

FOR RENT  
 FOR

|       |            |                                       |                         |
|-------|------------|---------------------------------------|-------------------------|
| ACCT. |            | <input checked="" type="radio"/> CASH | FROM <u>Dec. '18</u> TO |
| PAID  | <u>495</u> | <input type="radio"/> CHECK           |                         |
|       |            | <input type="radio"/> MONEY ORDER     |                         |
| DUE   |            | <input type="radio"/> CREDIT CARD     |                         |

BY C. Wallace A 1152  
1-0181

**RECEIPT** No. 435741

DATE 1/6/20

FROM Richard Williams \$495.<sup>00</sup>

Four hundred ninety five DOLLARS

FOR RENT  
 FOR

ACCT.  CASH  
PAID 495.-  CHECK FROM \_\_\_\_\_ TO \_\_\_\_\_  
DUE \_\_\_\_\_  MONEY ORDER BY Alh  
 CREDIT CARD

A-1152  
T-4161

**RECEIPT** No. 435756

DATE 1/6/20

FROM Richard Williams \$495.<sup>00</sup>

Four hundred ninety five DOLLARS

FOR RENT  
 FOR

ACCT.  CASH  
PAID 495.-  CHECK FROM \_\_\_\_\_ TO \_\_\_\_\_  
DUE \_\_\_\_\_  MONEY ORDER BY Alh  
 CREDIT CARD

A-1152  
T-4161

**RECEIPT** No. 435744

DATE 2/5/20

FROM Richard Williams \$495.<sup>00</sup>

Four hundred ninety five DOLLARS

FOR RENT  
 FOR

ACCT.  CASH  
PAID 495.-  CHECK FROM \_\_\_\_\_ TO \_\_\_\_\_  
DUE \_\_\_\_\_  MONEY ORDER BY Alh  
 CREDIT CARD

A-1152  
T-4161

**RECEIPT** No. 435758

DATE 1/3/20

FROM Richard Williams \$495.<sup>00</sup>

Four hundred ninety five DOLLARS

FOR RENT  
 FOR

ACCT.  CASH  
PAID 495.-  CHECK FROM \_\_\_\_\_ TO \_\_\_\_\_  
DUE \_\_\_\_\_  MONEY ORDER BY Alh  
 CREDIT CARD

A-1152  
T-4161

**RECEIPT** No. 435749

DATE 3/6/20

FROM Richard Williams \$495.<sup>00</sup>

Four hundred ninety five DOLLARS

FOR RENT  
 FOR

ACCT.  CASH  
PAID 495.-  CHECK FROM Richard TO \_\_\_\_\_  
DUE \_\_\_\_\_  MONEY ORDER BY Alh  
 CREDIT CARD

A-1152  
T-4161

**RECEIPT** No. 435753

DATE 5/6/20

FROM Richard Williams \$500.<sup>00</sup>

Five hundred DOLLARS

FOR RENT  
 FOR

ACCT.  CASH  
PAID 500.-  CHECK FROM Richard TO \_\_\_\_\_  
DUE \_\_\_\_\_  MONEY ORDER BY Alh  
 CREDIT CARD

A-1152  
T-4161

rent receipts\_741 MANVILLE ST CHARLES\_LOT #1\_2020

THE STATE OF SOUTH CAROLINA  
In The Court of Appeals

APPEAL FROM LEE COUNTY  
Court of Common Pleas

Richard L. Hinson, Special Referee  
SC Bar # 15082

Case No. 2020-CP-31-00237

Caroll D. Brown

Appellant

v.

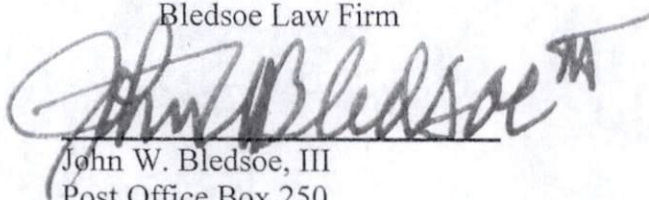
John M. Baker dba Humpty  
Dumpty Mobile Home Park  
and Dream Home Properties,  
LLC

Respondent.

NOTICE OF APPEAL

Caroll D. Brown appeals the Order and Judgement of Richard L. Hinson, Special Referee dated June 5, 2024. Appellant received written notice of entry of this Order and Judgement on June 5, 2024.

Bledsoe Law Firm



John W. Bledsoe, III  
Post Office Box 250  
Hartsville, South Carolina 29550  
sheila@johnbledsoelaw.com  
(843) 332-2255  
SC Bar # 734  
Attorney for Appellant

Other Counsel of Record:  
Kevin Barth  
Post Office Box 107  
Florence, SC 29503  
kbarth@bblawsc.com  
(843)-662-6301  
Attorney for Respondent