

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)
)

2025CV1011400700 3/10 - 3/17
CIVIL CASE NUMBER
MAGISTRATE'S COURT
RULE TO VACATE OR SHOW CAUSE (EVICTION)

Cx Lively Indigo Run Leaseco Llc
Dbalively Indigo Run
9255 Blue House Rd
Ladson, SC 29456

Phone: (864) 977-1308

PLAINTIFF(S)

Vs
Anthony Bowman
9255 Blue House Rd Apt 3402
Ladson, SC 29456

Phone:

DEFENDANT(S)

TO Anthony Bowman : Cx Lively Indigo Run Leaseco Llc Dbalively Indigo Run is asking this Court to evict you from the property listed above because they claim that:

- You have failed to pay rent when due or demanded in the amount of \$2,030.03.
- The terms of your tenancy or occupancy have ended.
- You have violated the terms or conditions of your lease by:

You the defendant(s) or lessee(s) of the premises located at the address listed above, **and all others**, are ordered to vacate the premises immediately pursuant to S.C. Code Ann. §27-37-10 OR contact the:

North Area 3 Magistrate
6185 Rivers Avenue, Suite E
North Charleston, SC 29406
(843) 553-4003

within ten (10) days of receiving this notice, for the purpose of scheduling a hearing to show why you should not be evicted from these premises.

FAILURE TO VACATE THE PREMISES OR RESPOND WITHIN TEN (10) DAYS MAY RESULT IN THE ISSUANCE OF A WRIT OF EJECTMENT.

02/18/2025

Judge, North Area 3 Magistrate

Personally appeared before me, the undersigned deponent, being duly sworn, , says s/he is a person over 18 years of age, not a party or attorney in this action and s/he to serve the Rule to Vacate or Show Cause on Anthony Bowman on the following dates/times:

DATE	TIME	INITIALS	DATE OF SERVICE	TIME OF SERVICE
1. 2-10-25	1117	ury	26 Feb	3:25
2.			SETTLED/DATE	VACANT/DATE
3.				

PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT

Anthony Bowman

Sworn to and subscribed before me
This 17 day of Mar, 2025

NOTARY PUBLIC OR JUDGE

SIGNATURE OF SERVER

ON _____ DEPOSITED IN THE UNITED STATES MAIL IN AN ENVELOPE ADDRESSED TO THE DEFENDANT(S) ABOVE WITH FIRST CLASS POSTAGE AFFIXED THERETO, A COPY OF THIS DOCUMENT.

MAGISTRATE'S CLERK

RECEIVED

Apr 16 2025

SC Court of Appeals

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)
)
CX LIVELY INDIGO RUN)
LEASECO, LLC, DBA LIVELY)
INDIGO RUN,)
Plaintiff/Appellant,)
vs.)
)
ANTHONY BOWMAN,)
Defendant/Respondent.)

IN THE COURT OF NORTH AREA 3
CASE NO.: 2025-CP-10-1353
SUMMARY COURT CASE: 2025CV101140070

MAGISTRATE RETURN

FILED
2025 MAR 24 AM 11:00
JULIE J. ARMSTRONG
CLERK OF COURT
BY RL

This matter is on appeal from the North Area 3 Magistrate Court of Charleston County, South Carolina, the Honorable Richardine Singleton-Brown, was the Presiding Judge.

This matter came before the Court on, the Application for Ejectment was filed in this Matter for nonpayment of rent on February 18, 2025. The Tenant was personally served on February 20, 2025. The Tenant did not call for a hearing and after ten (10 days) the Writ of Ejectment was issued on March 12, 2025.

The Tenant filed an Appeal on March 13, 2025. He did He served the Court with the Notice of Appeal on March 13, 2025. Notice of the Bond to Stay hearing was mailed on March 13, 2025. The Bond to Stay hearing was held on March 20, 2025. The Tenant did not appear for the Bond to Stay (See Bond Order).

Enclosed for Court of Common Pleas are the following documents:

- 1. Magistrate Summons & Complaint
- 2. Plaintiff's exhibits
- 3. Tenant's Appeal
- 4. Bond to Stay
- 5. Recording

Respectfully submitted,

Richardine Singleton-Brown, Esq.
Chief Magistrate
North Area 3
6185 Rivers Avenue, Suite E
North Charleston, S.C. 29405

March 20, 2025
North Charleston, South Carolina



SOUTH CAROLINA
JUDICIAL BRANCH

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)
)
)
CX LIVELY INDIGO RUN LEASCO, LLC DBA)
LIVELY INDIGO RUN,)
Landlord)
)
v.)
)
ANTHONY BOWMAN,)
Tenant(s).)

IN THE MAGISTRATES COURT

BOND TO STAY EXECUTION
ON APPEAL

Civil Case No. 2025CV1011400700

TO: Circuit Court

Now comes the Tenant(s) in the above-entitled action and respectfully shows the Court that a Judgment of Execution was issued against the Tenant(s) and for the Landlord on March 12, 2025, by the Magistrate. Tenant(s) has appealed the Judgment to the Circuit Court.

Pursuant to the findings of the Magistrate, the Tenant(s) is obligated to pay rent in the amount of \$2,067.00, per month, due on the 1st day of each month. Payments are to be made by cash, cashier's check, or money order to Landlord, located at 9255 Blue House Road, Ladson, S.C. 29456.

Tenant(s) hereby undertakes to pay the periodic rent hereinafter due according to the aforesaid findings of the Court and moves the Circuit Court to stay execution on the Judgment for Ejection until this matter is heard on appeal and decided by the Circuit Court.

Bond: \$1,970.00, due within five (5) days of today's date. Rent in the amount of \$2,067.00, is due on the 1st day of the month and is late after the 5th day of the month. All monies are due via certified funds until the appeal is resolved. All litigants must comply with the Bond to Stay until the appeal is resolved.

Dated on March 20, 2025:

WTS (NO SHOW)
Tenant(s)

Upon execution of the above bond, execution on the judgment of Ejection is hereby stayed until the action is heard appeal and decided by the Circuit Court. If Tenant(s) fails to make any rental payment within five days of the due date, upon application of the Landlord, the stay of execution shall dissolve, the appeal by the Tenant(s) to the Circuit Court on issues dealing with possession must be dismissed, and the Sheriff may dispossess the Tenant(s).

Dated on March 20, 2025:

[Signature]
JUDGE

RECEIVED

2025-0700

FILED IN CHARLESTON COUNTY

STATE OF SOUTH CAROLINA

CIVIL CASE NUMBER

COUNTY OF CHARLESTON (NORTH AREA 3)

IN THE MAGISTRATE'S COURT

CX LIVELY INDIGO RUN LEASECO LLC

D/B/A LIVELY INDIGO RUN, PLAINTIFF

9255 Blue House Rd

PLAINTIFF(S)

Ladson, SC 29456

VS.

APPLICATION FOR

EJECTMENT

(Eviction)

ANTHONY BOWMAN

DEFENDANT(S)

I, CX Lively Indigo Run Leaseco LLC d/b/a Lively Indigo Run plaintiff in this action, state that I am the landlord - lessor of premises within the jurisdiction of Magistrate Richardine Singleton-Brown which is described as: (address and description of premises - apartment, house, etc.)

9255 Blue House Rd
Apt 3402
LADSON, SC 29456

I further state that, with regard to the above description premises, a landlord-tenant relationship exists between myself and the defendant Anthony Bowman

_____, the tenant-lessee, as evidenced by the following:
(Attached lease papers or other written proof.)

Grounds for this ejectment are one or more of the following:

- The tenant fails or refuses to pay the rent when due or when demanded; or
- The term of tenancy of occupancy has ended; or
- The terms or conditions of the lease have been violated as follows:

Amount of Past Due Rent : \$ 2,030.03

Months of which Rent is Past Due : February 2025

Dated: February 13, 2025

PLAINTIFF (or his attorney)
Alicia C. Carvajal Carvajal
PO Box 30247
Charlotte, NC 28230
(864)-977-1308



APARTMENT LEASE CONTRACT
THIS AGREEMENT IS SUBJECT TO A MANDATORY ARBITRATION CLAUSE TO THE EXTENT
THE ARBITRATION AGREEMENT IS EXECUTED AS PART OF YOUR LEASE PACKAGE.



Date of Lease Contract: January 28, 2025
 (when the lease contract is filled out)

This is a binding document. Read carefully before signing.

Moving In — General Information

1. PARTIES. This Lease Contract (sometimes referred to as the "lease") is between you the resident(s) (list all people signing the Lease Contract):

Anthony Bowman

and us, the owner: CX Lively Indigo Run Leaseco, LLC

(name of apartment community or title holder). You've agreed to rent Apartment No. 03402 at 9255 Blue House Rd #3402

_____ (street address) in

Ladson (city), South Carolina, 29456 (zip code) (the "apartment" or the "premises") for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner listed above (or any of owner's successors' in interest or assigns). Written notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached.

2. OCCUPANTS. The apartment will be occupied only by you and (list all other occupants not signing the Lease Contract):

As permitted by law, you understand and agree that we may provide access to any occupant listed under paragraph 2 (Occupants) in the absence of any written document that withdraws such authorization.

No one else may occupy the residence without our express written permission.

3. LEASE TERM. The initial term of the Lease Contract begins on the 30th day of January, 2025, and ends at 11:59 p.m. the 29th day of January, 2026.

Renewal. This Lease Contract will automatically renew month-to-month unless either party gives at least 60 days written notice of termination or intent to move-out as required by paragraph 46 (Move-Out Notice), which in all cases shall be a minimum of thirty (30) days. If the number of days isn't filled in, at least 30 days notice is required.

4. SECURITY DEPOSIT. Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$ 200.00, due on or before the date this Lease Contract is signed.

5. KEYS. You will be provided 2 apartment key(s), 2 mailbox key(s), 1 FOB(s), and/or 1 other access device(s) for access to the building and amenities at no additional cost at move-in. If the key, FOB, or other access device is lost or becomes damaged during your tenancy or is not returned or is

returned damaged when you move out, you will be responsible for the costs for the replacement and/or repair of the same.

6. RENT AND CHARGES. Unless modified by addenda, you will pay \$ 1907.00 per month for rent, payable in advance and without demand:

- at the on-site manager's office, or
- at our online payment site, or
- at any WIPS location

Prorated rent of \$ 123.03 is due for the remainder of the [check one]: 1st month or 2nd month, on January 30, 2025.

Otherwise, you must pay your rent on or before the 1st day of each month (due date) with no grace period. Cash is unacceptable without our prior written permission. You must not withhold or offset rent unless authorized by statute. We may, at our option, require at any time that you pay all rent and other sums in cash, certified or cashier's check, money order, or one monthly check rather than multiple checks. At our discretion, we may convert any and all checks via the Automated Clearing House (ACH) system for the purposes of collecting payment. Rent is not considered accepted, if the payment/ACH is rejected, does not clear, or is stopped for any reason. If you don't pay all rent on or before the 5th day of the month, you'll pay a late charge. Your late charge will be % of your monthly rent amount as stated in this Lease Contract or \$ 100.00. You'll also pay a charge of \$ 35.00 for each returned check or rejected electronic payment, plus a late charge. The returned check charge shall not exceed \$30.00. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized. We'll also have all other remedies for such violation.

IF YOU DO NOT PAY YOUR RENT ON TIME WHEN REQUIRED BY THIS LEASE CONTRACT; This is your notice. If you do not pay your rent within five days of the due date specified in this Lease Contract, we can start to have you evicted without further notice. You will not receive any further notice or warnings as long as you live in this rental unit, unless we decide to provide them to you as a gratuity, not as a right.

7. UTILITIES. We'll pay for the following items, if checked:

- water gas electricity master antenna
- wastewater trash cable TV
- other _____

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. You must not allow utilities to be disconnected—including disconnection for not paying your bills—until the lease term or renewal period ends. Cable channels that are provided may be changed during the lease term if the change applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-operated lighting. If any utilities are submetered for the apartment, or prorated by an allocation formula, we will attach an addendum to this Lease Contract in compliance with state agency rules or city ordinance.

8. INSURANCE. We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

In addition, we urge all residents, and particularly those residing in coastal areas, areas near rivers, and areas prone to flooding, to obtain flood insurance. Renter's insurance may not cover damage to your property due to flooding. A flood insurance resource which may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA).

We require do not require you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.

your occupants, or guests) of local ordinances relating to smoke detectors and carbon monoxide, false alarms, recycling, or other matters; late-payment and returned-check charges; a charge (not to exceed \$100) for owner/manager's time and inconvenience in our lawful removal of an animal or in any valid eviction proceeding against you, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

You'll be liable to us, to the extent provided by law, for: (1) charges for replacing all keys and access devices referenced in paragraph 5 (Keys) if you fail to return them on or before your actual move-out date and (2) a reletting fee if you have violated paragraph 11 (Early Move-Out).

51. DEPOSIT RETURN, SURRENDER, AND ABANDONMENT. Deposit Return and Forwarding Address. You are required to provide us written notice of your forwarding address, on or before termination of this Lease Contract. We'll mail you, to the forwarding address you provide, your security deposit refund (less lawful deductions) and an itemized accounting of any deductions within the time frames and parameters set forth under state law. If you fail to provide us with your forwarding address in writing, as required above, we will process the unclaimed security deposit in accordance with state law.

Surrender. You have surrendered the apartment when: (1) the move-out date has passed and no one is living in the apartment in our reasonable judgment; or (2) all apartment keys and access devices listed in paragraph 5 (Keys) have been turned in where rent is paid—which ever date occurs first.

Abandonment. You have abandoned the apartment when all of the following have occurred: (1) everyone appears to have moved out in our reasonable judgment; (2) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment; (3) you've been in default for non-payment of rent for 15 consecutive days or water, gas, or electric service for the apartment not connected in our name has been terminated; and (4) you've not responded for 2 days to our notice left on the inside of the main entry door, stating that we consider the apartment abandoned. An apartment is also "abandoned" 10 days after the death of a sole resident.

Surrender, abandonment and judicial eviction end your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment, subject to and to the extent provided by law. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment, but do not affect our mitigation obligations (paragraph 32 (Default by Resident)).

Severability, Originals and Attachments, and Signatures

52. SEVERABILITY. If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.

53. ORIGINALS AND ATTACHMENTS. This Lease Contract has been executed in multiple originals, with original signatures. We will provide you with a copy of the Lease Contract. Your copy of the Lease Contract may be in paper format, in an electronic format at your request, or sent via e-mail if we have communicated by e-mail about this Lease. Our rules and community policies, if any, will be attached to the Lease Contract and provided to you at signing. When an Inventory and Condition form is completed, you should retain a copy, and we should retain a copy. Any addenda or amendments you sign as a part of executing this Lease Contract are binding and hereby incorporated into and made part of the Lease Contract between you and us. This lease is the entire agreement between you and us. You acknowledge that you are NOT relying on any oral representations. A copy or scan of this Lease Contract and related addenda, amendments, and agreements may be used for any purpose and shall be treated as an original.

Resident or Residents (all sign below)

Anthony Bowman

Owner or Owner's Representative (signing on behalf of owner)

Angela Lauren Craven

Address and phone number of owner's representative for notice purposes

9255 Blue House Road

Ladson, SC 29456
(843) 990-9949

Name and address of locator service (if applicable)

Date form is filled out (same as on top of page 1)

01/28/2025

You are legally bound by this document.
Read it carefully before signing.

SPECIAL PROVISIONS (CONTINUED FROM PAGE 2). As an extension of and in an effort to provide further clarity regarding notices to you under Paragraphs 35 and 40 of the Lease, You hereby acknowledge, consent and agree that we may send/provide you with notices, including but not limited to late rent notices, lease violations warnings, notices to cure lease violations etc., related to your lease via the email address that you have provided to us or from which you have emailed us and that the typed name of any representative of ours set forth in such email shall be considered an electronic signature for purposes of satisfying the requirements of Paragraph 35 of the Lease. *If an unauthorized pet/animal is found in the apartment, the pet fee monthly pet rent will be assessed at double the amount that is normally charged.

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON (NORTH AREA 3))
CX Lively Indigo Run)
Leaseco LLC)
dba Lively Indigo Run)
Plaintiff,)
v.)
Anthony Bowman)
Defendant.)

CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

SERVICEMEMBERS CIVIL RELIEF ACT
AFFIDAVIT

I, the undersigned Affiant, under penalty of perjury declare the following to be true:

1. That as of the current date: *(check one of the following)*

- a. the defendant named above is in the military service.
 b. the defendant named above is not in the military service.
 c. I am unable to determine whether the defendant named above is in military service.

2. That the term "military service" includes the following: active duty service as a member of the United States Army, Navy, Air Force, Marine Corps or Coast Guard; service as a member of the National Guard under a call to active service authorized by the President or the Secretary of Defense for a period of more than 30 consecutive days for purposes of responding to a national emergency; active service as a commissioned officer of the Public Health Service or of the national Oceanic and Atmospheric Administration; any period of service during which a servicemember is absent from duty on account of sickness, wounds, leave, or other lawful cause. 50 U.S.C. App. § 511(2).

3. *(check one or more of the following)*

- a. I have have not used the Servicemembers Civil Relief Act Website (https://www.dmdc.osd.mil/appj/scra/single_record.xhtml) to determine the defendant's military status. The results from my use of that website are attached.
 b. The following facts support my statement as to the defendant's military service:


Signature of Affiant

Alicia C. Carvajal Carvajal
Name of Affiant (Type of Print)

February 13, 2025
Date



**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-6055
 Birth Date: Mar-XX-2006
 Last Name: BOWMAN
 First Name: ANTHONY
 Middle Name:
 Status As Of: Feb-12-2025
 Certificate ID: T5VGCP9C1Q0F8KD

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Sam Yousefzadeh

Sam Yousefzadeh, Director
 Department of Defense - Manpower Data Center
 4800 Mark Center Drive, Suite 04E25
 Alexandria, VA 22350

Resident Ledger



**ALLEGIANT-CARTER
MANAGEMENT**

Date: 02/12/2025

Code	t0056940	Property	201-0213	Lease From	01/30/2025
Name	Anthony Bowman	Unit	03402	Lease To	01/29/2026
Address	9255 Blue House Rd #3402	Status	Current	Move In	01/30/2025
		Rent	1907.00	Move Out	
City	Ladson, SC 29456	Phone (H)	(854) 207-4121	Phone (W)	

Date	Chg Code	Description	Charge	Payment	Balance	Chg/Rec
01/26/2025	app	Application Fee (Anthony Bowman)	75.00		75.00	4448778
01/26/2025		chk# 274482839 Debit Card On-Line Payment ; Web - Online Leasing		75.00	0.00	1534258
01/27/2025	admin	Administration Fee	225.00		225.00	4449067
01/27/2025	secdep	Deposit - Security Dep	200.00		425.00	4449068
01/28/2025		chk# 274610884 Debit Card On-Line Payment ; Web - Online Leasing		425.00	0.00	1535623
01/30/2025	utlpest	Pest Control Fee for 2 days	0.84		0.84	4451335
01/30/2025	utltrash	Trash Removal Fee for 2 days	0.32		1.16	4451336
01/30/2025	utlvalet	Valet Trash Fee for 2 days	1.74		2.90	4451337
01/30/2025	insblmt	Damage Waiver Program for 2 days	0.97		3.87	4451338
01/30/2025	rent	Rent for 2 days	123.03		126.90	4451339
01/30/2025	amenfee	Amenity Fee	50.00		176.90	4451340
01/30/2025		chk# :ACH-WEB Online Payment - EFT Payment. Web - Resident Services NSFed by ctrl# 1546450 NSF- INSUFFICIENT FUNDS		2,143.90	(1,967.00)	1537972
02/01/2025	utlpest	Next Month's Pest Control Fee	13.00		(1,954.00)	4451341
02/01/2025	utltrash	Next Month's Trash Removal Fee	5.00		(1,949.00)	4451342
02/01/2025	utlvalet	Next Month's Valet Trash Fee	27.00		(1,922.00)	4451343
02/01/2025	insblmt	Next Month's Damage Waiver Program	15.00		(1,907.00)	4451344
02/01/2025	rent	Next Month's Rent	1,907.00		0.00	4451345
02/03/2025	nsf	Returned check charge	35.00		35.00	4454608
02/03/2025		chk# :ACH-WEB NSF receipt Ctrl# 1537972 NSF- INSUFFICIENT FUNDS		(2,143.90)	2,178.90	1546450
02/06/2025	late	Late Fee	100.00		2,278.90	4458320

MO: 1907

total
Fixed:

1907
13
3
27
15
100

2,067

~~\$~~
total as of
3/18
\$1,970

Resident Ledger



Date: 03/19/2025

Code	t0056940	Property	201-0213	Lease From	01/30/2025
Name	Anthony Bowman	Unit	03402	Lease To	01/29/2026
Address	9255 Blue House Rd #3402	Status	Current	Move In	01/30/2025
		Rent	1907.00	Move Out	
City	Ladson, SC 29456	Phone (H)	(854) 207-4121	Phone (W)	

Date	Chg Code	Description	Charge	Payment	Balance	Chg/Rec
01/26/2025	app	Application Fee (Anthony Bowman)	75.00		75.00	4448778
01/26/2025		chk# 274482839 Debit Card On-Line Payment ; Web - Online Leasing		75.00	0.00	1534258
01/27/2025	admin	Administration Fee	225.00		225.00	4449067
01/27/2025	secdep	Deposit - Security Dep	200.00		425.00	4449068
01/28/2025		chk# 274610884 Debit Card On-Line Payment ; Web - Online Leasing		425.00	0.00	1535623
01/30/2025	utlpest	Pest Control Fee for 2 days	0.84		0.84	4451335
01/30/2025	utltrash	Trash Removal Fee for 2 days	0.32		1.16	4451336
01/30/2025	utlvalet	Valet Trash Fee for 2 days	1.74		2.90	4451337
01/30/2025	insbldmt	Damage Waiver Program for 2 days	0.97		3.87	4451338
01/30/2025	rent	Rent for 2 days	123.03		126.90	4451339
01/30/2025	amenfee	Amenity Fee	50.00		176.90	4451340
01/30/2025		chk# :ACH-WEB Online Payment - EFT Payment. Web - Resident Services NSFed by ctrl# 1546450 NSF- INSUFFICIENT FUNDS		2,143.90	(1,967.00)	1537972
02/01/2025	utlpest	Next Month's Pest Control Fee	13.00		(1,954.00)	4451341
02/01/2025	utltrash	Next Month's Trash Removal Fee	5.00		(1,949.00)	4451342
02/01/2025	utlvalet	Next Month's Valet Trash Fee	27.00		(1,922.00)	4451343
02/01/2025	insbldmt	Next Month's Damage Waiver Program	15.00		(1,907.00)	4451344
02/01/2025	rent	Next Month's Rent	1,907.00		0.00	4451345
02/03/2025	nsf	Returned check charge	35.00		35.00	4454608
02/03/2025		chk# :ACH-WEB NSF receipt Ctrl# 1537972 NSF- INSUFFICIENT FUNDS		(2,143.90)	2,178.90	1546450
02/06/2025	late	Late Fee	100.00		2,278.90	4458320
03/01/2025	utlpest	Pest Control Reimbursement (03/2025)	13.00		2,291.90	4477262
03/01/2025	utltrash	Utility Reimb - Trash Removal (03/2025)	5.00		2,296.90	4477539
03/01/2025	utlvalet	Utility Reimb - Valet Trash (03/2025)	27.00		2,323.90	4477815
03/01/2025	insbldmt	Damage Waiver Program (03/2025)	15.00		2,338.90	4478146
03/01/2025	rent	Rent (03/2025)	1,907.00		4,245.90	4478425
03/01/2025	utlsetup	New Account Fee 01/01-02/01	35.00		4,280.90	4535653
03/01/2025	utlbilf	Service Fee 01/01-02/01	7.00		4,287.90	4535654
03/01/2025	utlsewer	Sewer 01/01-02/01	0.16		4,288.06	4535655
03/01/2025	utlwater	Water 01/01-02/01	0.27		4,288.33	4535656
03/06/2025	late	Late Fee	100.00		4,388.33	4554274
03/17/2025	rent	reverse March rent to pay past due amount with WIPS	(1,907.00)		2,481.33	4560484
03/17/2025	legalfee	eviction filing fee	160.00		2,641.33	4560485
03/18/2025	rent	Rent	1,970.00		4,611.33	4561971
03/18/2025		chk# :WIPS WIPS Receipt Reference Number: 924254920187		2,641.33	1,970.00	1585223



Judge Richardine Singleton-Brown
Chief Magistrate

NORTH AREA 3 MAGISTRATE

843.553-4003
Fax: 843.572.0013
6185 Rivers Ave., Ste E
North Charleston, SC 29406

March 21, 2025

Clerk of Court's Office
100 Broad Street, Suite 106
Charleston, SC 29401

RE: Anthony Bowman vs. CX Lively Indigo Run Leaseco, LLC DBA Indigo Run
Civil Case#: 2025CV1011400700
Common Pleas#: 2025-CP-10-1353

To Whom It May Concern:

Enclosed please find the original and a copy of the Magistrate's Return for the above referenced case. Please file and return a clocked copy of the Magistrate's Return to our office.

If you have any questions, please contact our office.

Sincerely,

Danielle Jefferson
Clerk

cc: File