

**STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS**

Date: January 27, 2026

TO: Clerk of Court
South Carolina Court of Appeals
RE: McIntyre v. Westwood Town Homes
Appellate Case No. 2025-002087

RECEIVED

Jan 27 2026

SC Court of Appeals

Dear Clerk of Court,

Please accept the enclosed Affidavit of Statutory Damages in Support of Notice of Intent to Settle for filing into the record of the above-referenced appeal.

This affidavit is submitted as a formal addendum to the previously filed Notice of Intent to Settle dated January 2, 2026. The document itemizes damages arising from statutory violations under South Carolina Code § 27-40 and is intended to assist the Court in understanding the Appellant's position and the nature of relief claimed prior to default proceedings.

The affidavit is offered for recordkeeping purposes and is not a motion. Kindly associate the attached affidavit with the January 2, 2026 filing for full consideration.

Thank you for your attention to this matter.

Respectfully submitted,

/s/ Sylecia McIntyre

Sylecia McIntyre, Appellant

1855 E. Main Street

Spartanburg, SC 29307

Phone: (864) 788-3274

RECEIVED

Jan 27 2026

SC Court of Appeals

STATE OF SOUTH CAROLINA

IN THE COURT OF APPEALS

RE: McIntyre v. Westwood Townhomes

Appellate Case No. 2025-002087

AFFIDAVIT OF DAMAGES IN SUPPORT OF NOTICE OF INTENT TO SETTLE

I, Sylecia McIntyre, being duly sworn, hereby declare and certify the following under penalty of perjury:

I am the Appellant in the above-captioned matter and competent to make this affidavit.

On January 2, 2026, I filed a Notice of Intent to Settle with the South Carolina Court of Appeals pursuant to S.C. Code § 27-40-60, offering good-faith resolution terms while the underlying appeal remains pending.

In support of that Notice, I hereby submit this Affidavit of Damages, reflecting the total statutory damages incurred due to Westwood Townhomes' ongoing violations of South Carolina's Residential Landlord and Tenant Act, as well as related conduct. These damages are calculated using documented evidence, allowable treble remedies, and statutory authority.

STATUTORY DAMAGES FEE SCHEDULE – WESTWOOD TOWNHOMES

Violation/ Amount

- | | |
|--|----------|
| • Retaliation (§ 27-40-910) | \$50,000 |
| • Disconnection of Essential Services (§ 27-40-610) | \$3,786 |
| • Denial of Ledger – 8 Requests × Treble Damages (§ 27-40-410 / § 530) | \$15,144 |
| • Defamation / Grievance Humiliation | \$25,000 |
| • Failure to Apply Subsidy – \$150/month × 12 × 3 | \$5,400 |
| • Rent Overcharge / Denial of Possession – Trebled | \$22,716 |
| • Systematic Violation Adjustment | \$10,000 |

TOTAL STATUTORY DAMAGES CLAIMED

Total =

\$132,046

These damages are submitted as a matter of record in direct support of the January 2, 2026 Notice of Intent to Settle, to assist the Court in evaluating the gravity of injury and to affirm the sufficiency of the underlying demand for return and resolution.

I affirm that these damages are based on sworn documentation, statutory remedies, and good faith estimates arising from provable events, including prior written requests, correspondence, and statutory deadlines ignored by Respondents.

CERTIFICATION

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

Respectfully submitted,

/s/ Sylecia McIntyre

Sylecia McIntyre, Appellant

1855 E. Main Street

Spartanburg, SC 29307

Date: January 27, 2026

RECEIVED

Jan 27 2026

SC Court of Appeals

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that I have this day served a true and correct copy of the following pleading by depositing the same in the United States Mail, properly addressed with first-class postage prepaid, and directed to the attorneys of record as listed below:

Documents Served:

- Affidavit Of Damages In Support Of Notice Of Intent To Settle
- Proof of Service

Served Upon:

Cassidy Coates Price, P.A.
Attn: Ross Plyler & Tiffany H.
P.O. Box 10529
Greenville, South Carolina 29603

I certify that the above-referenced documents were placed in a sealed envelope and deposited with the United States Postal Service on this date.

/s/ Sylecia McIntyre

Sylecia McIntyre, Appellant

1855 E. Main Street

Spartanburg, SC 29307

Date: January, 27 2026

RECEIVED

Jan 27 2026

SC Court of Appeals

PROOF OF SERVICE

I, Sylecia McIntyre, hereby certify under penalty of perjury that I have served a true and correct copy of the following documents:

- Affidavit Of Damages In Support Of Notice Of Intent To Settle
- Proof of Service

Upon counsel of record by depositing the same in the U.S. Mail, first-class postage prepaid, properly addressed as follows:

Served Upon:

Cassidy Coates Price, P.A.
Attn: Ross Plyler & Tiffany H.
P.O. Box 10529
Greenville, South Carolina 29603

I certify that the above-referenced documents were placed in a sealed envelope and deposited with the United States Postal Service on this date.

/s/ Sylecia McIntyre

Sylecia McIntyre, Appellant

1855 E. Main Street

Spartanburg, SC 29307

Date: January 27, 2026