

Apr 22 2026

SC Court of Appeals

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

EMMALISSA HUFF AND DOROTHY HUFF,

Plaintiffs,

vs.

CAROLINA ONE REAL ESTATE,

Defendant.

IN THE COURT OF COMMON PLEAS  
FOR THE NINTH JUDICIAL CIRCUIT  
CASE NO.: 2022-CP-10-1312

VERDICT FORM

FILED

JAN 21 2026

JULIE J. ARMSTRONG  
CLERK, C.P. & G.S.

We, the jury, by unanimous consent, find the following:

1. NEGLIGENCE

Do you find, by a PREPONDERANCE OF THE EVIDENCE, that Defendant Carolina One Real Estate was NEGLIGENT and, if so, that it's negligence proximately caused Plaintiffs' damages?

\_\_\_\_\_ No (GO TO QUESTION 5.)

Yes (GO TO QUESTION 2.)

2. COMPARATIVE NEGLIGENCE

Do you find, by a PREPONDERANCE OF THE EVIDENCE, that the Plaintiff was ALSO negligent?

\_\_\_\_\_ Yes. (GO TO QUESTION 3.)

No. (GO TO QUESTION 4.)

3. If you answered "Yes" to Question 1 AND Question 2, then answer this question:

Taking the combined negligence that proximately caused the Plaintiff's injuries as a whole, what percentage of that negligence is attributable to the Plaintiff and what percentage is attributable to the Defendant?

PLAINTIFF \_\_\_\_\_%

DEFENDANT \_\_\_\_\_%

NEGLIGENCE PERCENTAGES MUST TOTAL 100%

*If the Plaintiff's percentage of the combined negligence is less than the Defendant's percentage, then go to **Question 4**.*

*If the Plaintiff's Percentage of the combined negligence is greater than the Defendant's percentage, then go to **Question 5**.*

4. If you answered "Yes" to Question 1 AND "No" to Question 2, please state the total damages, if any sustained by the Plaintiffs due to Defendant's negligence. If you answered "Yes" to Question 2, do not reduce this amount by any percentage from that question.

We find for the Plaintiffs in the amount of:

Actual Damages \$ 297,679.00

If you answered "Yes" to Question 1, do you find BY CLEAR AND CONVINCING EVIDENCE that Defendant acted in a reckless, willful, or wanton manner and Plaintiffs are also entitled to punitive damages?

\_\_\_\_\_ Yes

Punitive: \$ \_\_\_\_\_

No. We decline to find Punitive Damages are warranted. (GO TO QUESTION 5.)

5. NEGLIGENT MISREPRESENTATION

Do you find that Defendant Carolina One Real Estate via its agent negligently misrepresented a fact that was material to the purchase of the home by the Plaintiffs, and that as a result the Plaintiffs suffered a type of harm that was foreseeable at the time of the negligent act?

No (GO TO QUESTION 6.)

Yes, we find for the Plaintiffs in the amount of

Actual Damages \$ 297,679.00

If "Yes", do you ALSO find BY CLEAR AND CONVINCING EVIDENCE that Plaintiffs are entitled to punitive damages?

Yes

Punitive Damages: \$ 300,000.00

No. We decline to find Punitive Damages are warranted. (GO TO QUESTION 6.)

6. UNFAIR TRADE PRACTICES ACT (UTPA)


Do you find that Defendant Carolina One Real Estate violated the South Carolina Unfair Trade Practices Act, resulting in harm to the Plaintiffs?

No (Stop and Deliberate No Further. Sign at Bottom of Form and Notify Bailiff.)

\_\_\_\_\_ Yes, we find for the Plaintiffs in the amount of:

Actual Damages: \$ \_\_\_\_\_.

This is the true verdict of the jury,

  
\_\_\_\_\_  
Jury Foreperson

November 20, 2025