

THE STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS

Appellate Case No. 2026-000958

Josetta Singleton, Jayla Singleton, and Tinarris Williams,
Appellants,

v.

Ah4R Management-SC, LLC, as agent for AMH Development, LLC,
Respondent.

RECEIVED

Jul 22 2026

SC Court of Appeals

APPELLANTS' RESPONSE IN OPPOSITION TO RESPONDENT'S MOTION TO DISMISS APPEAL

Appellants, proceeding pro se, respectfully oppose Respondent's Motion to Dismiss and request that this Court deny the motion because Respondent mischaracterizes both the procedural history of this appeal and Appellants' filings.

I. The Appeal Was Properly Commenced and Accepted by This Court.

Respondent does not dispute that Appellants timely filed their Notice of Appeal from the Circuit Court's Order Denying Appeal.

More importantly, this Court exercised jurisdiction over the appeal, entered a temporary stay, and remanded the matter to the Circuit Court for the limited purpose of determining Appellants' Motion to Stay and the amount of the appeal bond.

Accordingly, the appeal was properly before this Court before any issues concerning the Bond Order arose.

II. The Bond Order Created Extraordinary Circumstances Beyond Appellants' Control.

Respondent acknowledges that Judge Doby announced his ruling before June 1, 2026, but that the written Bond Order was not filed until June 4, 2026.

Despite this, the written order required Appellants to comply by June 1, 2026.

Appellants respectfully submit that they could not reasonably comply with the specific written terms of an order that had not yet been entered or received.

Immediately after learning of the written order, Appellants attempted to comply, documented those efforts, and filed an Emergency Motion to Determine Compliance.

Those actions demonstrate diligence and good faith—not abandonment of the appeal.

III. Respondent Incorrectly Claims That Appellants Abandoned Their Appeal.

Respondent argues that Appellants' Initial Brief discussed the Bond Order rather than the underlying ejectment order.

However, the Bond Order became one of the most significant developments in the case because it directly affected Appellants' ability to maintain the stay granted during the pending appeal.

Appellants' filings addressed events occurring after the Court's remand and were intended to preserve their appellate rights while simultaneously informing the Court of developments affecting the appeal.

Nothing filed by Appellants stated or suggested that they intended to withdraw, waive, or abandon their appeal from the Circuit Court's Order Denying Appeal.

IV. Respondent's Motion Ignores the Procedural Confusion Created by the Lower Court.

Respondent argues that Appellants should have proceeded under Rule 241 rather than by filing an Initial Brief addressing the Bond Order.

However, the Circuit Court itself recognized Appellants' filing as an appeal of the Bond Order and stayed proceedings based upon that understanding.

Appellants, acting without counsel, relied upon the procedural posture created by the courts and filed documents in good faith to preserve their rights.

Any procedural irregularity resulted from the unusual circumstances surrounding the remand proceedings and should not result in dismissal of the underlying appeal.

V. Pro Se Litigants Should Receive Fair Consideration.

Appellants recognize that pro se litigants must comply with procedural rules.

However, South Carolina courts also recognize that dismissal is an extreme remedy that should not be imposed where the record demonstrates good-faith efforts to prosecute an appeal.

Throughout these proceedings, Appellants have consistently:

- complied with court deadlines whenever reasonably possible;
- filed motions when new issues arose;
- supplemented the record as directed;
- attempted to comply with the Bond Order;
- notified both the Circuit Court and this Court of subsequent developments; and
- continued actively prosecuting this appeal.

Nothing in the record demonstrates intentional delay, bad faith, or abandonment.

VI. Respondent Has Not Demonstrated Any Prejudice.

Respondent has suffered no legal prejudice from Appellants' filings.

Instead, Respondent asks this Court to impose the harshest possible sanction based upon alleged procedural deficiencies while ignoring the extraordinary circumstances surrounding the delayed Bond Order and the remand proceedings.

The issues raised by this appeal involve substantial questions concerning the ejectment proceedings, the calculation and enforcement of the appeal bond, and Appellants' ability to obtain meaningful appellate review.

Those issues should be decided on their merits rather than through dismissal on procedural grounds.

VII. In the Alternative, Leave to Amend Should Be Granted.

If this Court determines that any portion of Appellants' Initial Brief is procedurally deficient, Appellants respectfully request leave to amend or supplement their briefing rather than dismissal of the appeal.

Granting leave to amend would further the interests of justice while allowing this Court to resolve the case on its merits.

Appellants respectfully oppose dismissal of this appeal because the issues presented remain live and unresolved.

After the filing of this appeal, Respondent produced an updated Resident Ledger dated **July 21, 2026**, reflecting that Respondent continues to assert that Appellants

owe **\$17,057.82**. The ledger includes continuing assessments of monthly rent, late fees, attorney's fees, landscaping fees, utility charges, and other amounts that Appellants dispute.

The ledger demonstrates that:

1. **A live controversy continues to exist.** Respondent continues to maintain that substantial amounts remain due despite the issues raised in this appeal.
2. **The accounting remains disputed.** The ledger reflects numerous attorney-fee assessments and late-fee charges that Appellants contend were improperly included and are directly related to issues presented in this appeal.
3. **The appeal is not moot.** Respondent's own current records confirm that it continues to rely upon the disputed accounting. Accordingly, appellate review remains necessary to resolve the parties' rights and obligations.

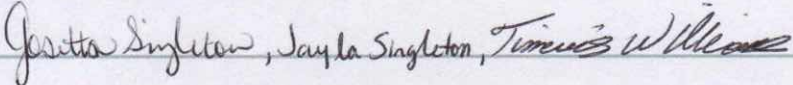
Additionally, the record reflects that Appellants timely pursued appellate review, tendered payments as ordered, and have consistently sought judicial determination of the proper amount allegedly owed. The continuing assessments reflected in Respondent's own records underscore the necessity of appellate review rather than dismissal.

Respondent's production of a new ledger dated July 21, 2026, after the appeal was filed, demonstrates that the accounting between the parties continues to evolve. This further confirms that the issues raised on appeal remain active and that dismissal would prevent meaningful review of the disputed charges, appeal bond calculation, and Respondent's compliance with the trial court's orders.

CONCLUSION

For these reasons, Appellants respectfully request that the Court deny any motion to dismiss and allow this appeal to proceed to a decision on the merits.

Respectfully submitted,

_____

Josetta Singleton, Pro Se

Jayla Singleton, Pro Se

Tinarris Williams, Pro Se

Date: 7/22/2026

Exhibit A

Resident Ledger dated July 21, 2026

Resident Ledger



Date: 07/21/2026

Code	t0573797	Property	sc15206	Lease From	11/22/2025
Name	Josetta Singleton	Unit	SC15206	Lease To	11/21/2026
Address	129 Anthurium Drive	Status	Eviction	Move In	11/22/2025
		Rent	2370.00	Move Out	12/31/2099
City	Summerville, S29486	Phone (H)	(843) 539-9538	Phone (W)	

Date	Chg Code	Description	Charge	Payment	Balance	Chg/Rec
10/20/2025	appfee	Application Fee (Josetta Singleton) :Reversed by Charge Ctrl# 49708710	50.00		50.00	49609029
10/20/2025	appfee	Application Fee (TINARRIS WILLIAMS) :Reversed by Charge Ctrl# 49708711	50.00		100.00	49609030
10/20/2025	appfee	Application Fee (Jalaya Singleton) [p2768703] :Reversed by Charge Ctrl# 49708712	50.00		150.00	49609031
10/20/2025	appfee	Application Fee (Aviontae Williams) [p2768704] :Reversed by Charge Ctrl# 49708713	50.00		200.00	49609032
10/20/2025	appfee	Application Fee (Josetta Singleton) :Reversed by Charge Ctrl# 49708718	50.00		250.00	49708714
10/20/2025	appfee	Application Fee (TINARRIS WILLIAMS) :Reversed by Charge Ctrl# 49708719	50.00		300.00	49708715
10/20/2025	appfee	Application Fee (Jalaya Singleton) [p2768703] :Reversed by Charge Ctrl# 49708720	50.00		350.00	49708716
10/20/2025	appfee	Application Fee (Aviontae Williams) [p2768704] :Reversed by Charge Ctrl# 49708721	50.00		400.00	49708717
10/20/2025	appfee	Application Fee (Josetta Singleton) :Reversed by Charge Ctrl# 50080200	50.00		450.00	49708722
10/20/2025	appfee	Application Fee (TINARRIS WILLIAMS) :Reversed by Charge Ctrl# 50080201	50.00		500.00	49708723
10/20/2025	appfee	Application Fee (Jalaya Singleton) [p2768703] :Reversed by Charge Ctrl# 50080202	50.00		550.00	49708724
10/20/2025	appfee	Application Fee (Aviontae Williams) [p2768704] :Reversed by Charge Ctrl# 50080203	50.00		600.00	49708725
10/20/2025	appfee	Application Fee (Josetta Singleton) :Reversed by Charge Ctrl# 50080209	50.00		650.00	50080204
10/20/2025	appfee	Application Fee (TINARRIS WILLIAMS) :Reversed by Charge Ctrl# 50080210	50.00		700.00	50080205
10/20/2025	appfee	Application Fee (Jalaya Singleton) [p2768703] :Reversed by Charge Ctrl# 50080211	50.00		750.00	50080206
10/20/2025	appfee	Application Fee (Aviontae Williams) [p2768704] :Reversed by Charge Ctrl# 50080212	50.00		800.00	50080207
10/20/2025	appfee	Application Fee (Josetta Singleton)	50.00		850.00	50080213
10/20/2025	appfee	Application Fee (TINARRIS WILLIAMS)	50.00		900.00	50080214
10/20/2025	appfee	Application Fee (Jalaya Singleton) [p2768703]	50.00		950.00	50080215
10/20/2025	appfee	Application Fee (Aviontae Williams) [p2768704]	50.00		1,000.00	50080216
10/20/2025		chk# 313884223 Credit Card On-Line Payment ; Web - Online Leasing :LWF Select Home Transfer :LWF Select Home Transfer :LWF Select Home Transfer		100.00	900.00	17954611
10/20/2025		chk# :ACH-WEB Online Payment - EFT Payment. Web - Online Leasing :LWF Select Home Transfer :LWF Select Home Transfer :LWF Select Home Transfer		50.00	850.00	17954612
10/20/2025		chk# 313900347 Credit Card On-Line Payment ; Web - Online Leasing :LWF Select Home Transfer :LWF Select Home Transfer :LWF Select Home Transfer		50.00	800.00	17954613
10/24/2025	appfee	:Reverse Charge Ctrl#4960902WLF Select Home Transfer	(50.00)		750.00	49708710
10/24/2025	appfee	:Reverse Charge Ctrl#4960908WLF Select Home Transfer	(50.00)		700.00	49708711
10/24/2025	appfee	:Reverse Charge Ctrl#4960908WLF Select Home Transfer	(50.00)		650.00	49708712
10/24/2025	appfee	:Reverse Charge Ctrl#4960908WLF Select Home Transfer	(50.00)		600.00	49708713
10/24/2025	appfee	:Reverse Charge Ctrl#4970871WLF Select Home Transfer	(50.00)		550.00	49708718
10/24/2025	appfee	:Reverse Charge Ctrl#4970871WLF Select Home Transfer	(50.00)		500.00	49708719
10/24/2025	appfee	:Reverse Charge Ctrl#4970871WLF Select Home Transfer	(50.00)		450.00	49708720
10/24/2025	appfee	:Reverse Charge Ctrl#4970871WLF Select Home Transfer	(50.00)		400.00	49708721
11/10/2025	appfee	:Reverse Charge Ctrl#4970872WLF Select Home Transfer	(50.00)		350.00	50080200
11/10/2025	appfee	:Reverse Charge Ctrl#4970872WLF Select Home Transfer	(50.00)		300.00	50080201

11/10/2025	appfee	:Reverse Charge Ctrl#4970872W/F Select Home Transfer	(50.00)		250.00	50080202
11/10/2025	appfee	:Reverse Charge Ctrl#4970872W/F Select Home Transfer	(50.00)		200.00	50080203
11/10/2025	appfee	:Reverse Charge Ctrl#5008020W/F Select Home Transfer	(50.00)		150.00	50080209
11/10/2025	appfee	:Reverse Charge Ctrl#5008020W/F Select Home Transfer	(50.00)		100.00	50080210
11/10/2025	appfee	:Reverse Charge Ctrl#5008020W/F Select Home Transfer	(50.00)		50.00	50080211
11/10/2025	appfee	:Reverse Charge Ctrl#5008020W/F Select Home Transfer	(50.00)		0.00	50080212
11/13/2025	secdep	Security Deposit	1,777.00		1,777.00	50194324
11/15/2025		chk# :ACH-WEB Online Payment - EFT Payment. Web - Resident Services		1,777.00	0.00	18019809
11/21/2025	confee	Convenience Fee for Receipt Ctrl #18044081	50.00		50.00	50244460
11/21/2025		chk# 318194899 Credit Card On-Line Payment ; Mobile Web - Resident Services		1,378.25	(1,328.25)	18044081
11/22/2025	adminfee	Admin Fee	100.00		(1,228.25)	50318335
11/22/2025	rent	Rent for 9 days	711.00		(517.25)	50318336
11/22/2025	landscp	Landscaping Fee for 9 days	15.00		(502.25)	50318337
11/22/2025	clndep	Cleaning Deposit Fee	500.00		(2.25)	50318338
11/22/2025	limwaive	Limited Waiver for 9 days	2.25		0.00	50318339
12/01/2025	rent	Rent (12/2025)	2,370.00		2,370.00	50595770
12/01/2025	landscp	Landscape Fee (12/2025)	50.00		2,420.00	50595771
12/01/2025	limwaive	Limited Waiver (12/2025)	7.50		2,427.50	50595772
12/06/2025	latefee	Late Fee	100.00		2,527.50	50652881
01/01/2026	utlect	Electric - 11/22/25-12/07/25	92.50		2,620.00	50768870
01/01/2026	utilfees	Fees - Utilities	40.00		2,660.00	50768871
01/01/2026	utilfee	Fees - Utilities	10.49		2,670.49	50768872
01/01/2026	utiltra	Trash - 11/22/25-11/30/25	4.89		2,675.38	50768873
01/01/2026	utiltra	Trash - 11/30/25-12/31/25	14.68		2,690.06	50768874
01/01/2026	rent	Rent (01/2026)	2,370.00		5,060.06	51120230
01/01/2026	limwaive	Limited Waiver (01/2026)	7.50		5,067.56	51120231
01/01/2026	landscp	Landscape Fee (01/2026)	50.00		5,117.56	51120232
01/06/2026	admchbak	Attorney Fees for 12.17.25 Eviction Referral	590.00		5,707.56	51175115
01/06/2026	latefee	Late Fee	100.00		5,807.56	51184264
02/01/2026	utlect	Electric - 12/07/25-01/06/26	334.00		6,141.56	51312445
02/01/2026	utilfee	Fees - Utilities	10.49		6,152.05	51312446
02/01/2026	utisew	Sewer - 11/22/25-11/25/25	5.68		6,157.73	51312447
02/01/2026	utisew	Sewer - 11/26/25-12/25/25	44.00		6,201.73	51312448
02/01/2026	utiltra	Trash - 01/01/26-01/31/26	15.50		6,217.23	51312449
02/01/2026	utlwat	Water - 11/22/25-12/10/25	14.05		6,231.28	51312450
02/01/2026	rent	Rent (02/2026)	2,370.00		8,601.28	51642870
02/01/2026	limwaive	Limited Waiver (02/2026)	7.50		8,608.78	51642871
02/01/2026	landscp	Landscape Fee (02/2026)	50.00		8,658.78	51642872
02/02/2026	admchbak	Attorney Fees for 12.17.25 Eviction Referral Invoice #746459	719.75		9,378.53	51689160
02/05/2026	admchbak	Attorney Fees for 12.17.25 Eviction Referral Invoice #746741	440.00		9,818.53	51699756
02/06/2026	latefee	Late Fee	100.00		9,918.53	51711764
02/13/2026		chk# 40197902247482 :CHECKscan Payment		500.00	9,418.53	18496950
02/13/2026		chk# 40197902247491 :CHECKscan Payment		500.00	8,918.53	18496952
02/13/2026		chk# 40197902247500 :CHECKscan Payment		500.00	8,418.53	18496953
02/13/2026		chk# 40197902247518 :CHECKscan Payment		500.00	7,918.53	18496954
02/13/2026		chk# 40197902247527 :CHECKscan Payment		500.00	7,418.53	18496955
02/13/2026		chk# 40197902247536 :CHECKscan Payment		27.50	7,391.03	18496956
02/13/2026		chk# 40198071081551 :CHECKscan Payment		500.00	6,891.03	18496957
02/13/2026		chk# 40198071081560 :CHECKscan Payment		500.00	6,391.03	18496958
02/13/2026		chk# 40198071081578 :CHECKscan Payment		500.00	5,891.03	18496959
02/13/2026		chk# 40198071081587 :CHECKscan Payment		500.00	5,391.03	18496960
02/13/2026		chk# 40198071081596 :CHECKscan Payment		500.00	4,891.03	18496961
02/13/2026		chk# 40198071081605 :CHECKscan Payment		500.00	4,391.03	18496962
02/13/2026		chk# 40198071081614 :CHECKscan Payment		500.00	3,891.03	18496963
02/13/2026		chk# 40198071081623 :CHECKscan Payment		500.00	3,391.03	18496964
02/13/2026		chk# 40198071081632 :CHECKscan Payment		500.00	2,891.03	18496965
02/13/2026		chk# 40198071081641 :CHECKscan Payment		500.00	2,391.03	18496966
02/13/2026		chk# 40198071081650 :CHECKscan Payment		500.00	1,891.03	18496967
02/13/2026		chk# 40198071081668 :CHECKscan Payment		125.00	1,766.03	18496968
02/13/2026		chk# 40198126090964 :CHECKscan Payment		500.00	1,266.03	18496969
02/13/2026		chk# 40198126090973 :CHECKscan Payment		500.00	766.03	18496970
02/13/2026		chk# 40198126090982 :CHECKscan Payment		226.03	540.00	18496971

03/01/2026	utlect	Electric - 01/06/26-02/05/26	363.00		903.00	51869133
03/01/2026	utlfee	Fees - Utilities	10.49		913.49	51869134
03/01/2026	utlsew	Sewer - 12/26/25-01/25/26	44.00		957.49	51869135
03/01/2026	utltra	Trash - 01/31/26-03/02/26	15.50		972.99	51869136
03/01/2026	utlwat	Water - 12/10/25-01/10/26	32.55		1,005.54	51869137
03/01/2026	rent	Rent (03/2026)	2,370.00		3,375.54	52192960
03/01/2026	landscp	Landscape Fee (03/2026)	50.00		3,425.54	52192961
03/01/2026	limwaive	Limited Waiver (03/2026)	7.50		3,433.04	52192962
03/06/2026	latefee	Late Fee	100.00		3,533.04	52254582
03/09/2026	admchbak	Attorney Fees for 12.17.25 Eviction Referral Invoice	1,582.25		5,115.29	52261183
03/10/2026		chk# 40198198180775 :CHECKscan Payment		500.00	4,615.29	18664951
03/10/2026		chk# 40198198180784 :CHECKscan Payment		500.00	4,115.29	18664952
03/10/2026		chk# 40198198180793 :CHECKscan Payment		500.00	3,615.29	18664953
03/10/2026		chk# 40198198180802 :CHECKscan Payment		500.00	3,115.29	18664954
03/10/2026		chk# 40198198180811 :CHECKscan Payment		494.50	2,620.79	18664955
03/11/2026	admchbak	Attorney Fees for 12.17.25 Eviction Referral Invoice #750329	82.50		2,703.29	52332026
04/01/2026	utlect	Electric - 02/05/26-03/08/26	281.00		2,984.29	52406802
04/01/2026	utlfee	Fees - Utilities	10.49		2,994.78	52406803
04/01/2026	utlsew	Sewer - 01/26/26-02/25/26	44.00		3,038.78	52406804
04/01/2026	utltra	Trash - 03/02/26-03/31/26	14.00		3,052.78	52406805
04/01/2026	utlwat	Water - 01/10/26-02/10/26	27.74		3,080.52	52406806
04/01/2026	rent	Rent (04/2026)	2,370.00		5,450.52	52654702
04/01/2026	limwaive	Limited Waiver (04/2026)	7.50		5,458.02	52654703
04/01/2026	landscp	Landscape Fee (04/2026)	50.00		5,508.02	52654704
04/06/2026	latefee	Late Fee	100.00		5,608.02	52803858
04/06/2026		chk# 40198205634665 :CHECKscan Payment		494.50	5,113.52	18827903
04/06/2026		chk# 40198205634647 :CHECKscan Payment		500.00	4,613.52	18827904
04/06/2026		chk# 40198205634638 :CHECKscan Payment		500.00	4,113.52	18827905
04/06/2026		chk# 40198205634656 :CHECKscan Payment		500.00	3,613.52	18827906
04/06/2026		chk# 40198205634620 :CHECKscan Payment		500.00	3,113.52	18827907
05/01/2026	utlect	Electric - 03/08/26-04/07/26	209.00		3,322.52	52989947
05/01/2026	utlfee	Fees - Utilities	10.49		3,333.01	52989948
05/01/2026	utlsew	Sewer - 02/26/26-03/25/26	44.00		3,377.01	52989949
05/01/2026	utltra	Trash - 04/01/26-05/01/26	15.33		3,392.34	52989950
05/01/2026	utlwat	Water - 02/10/26-03/10/26	22.93		3,415.27	52989951
05/01/2026	rent	Rent (05/2026)	2,370.00		5,785.27	53272435
05/01/2026	limwaive	Limited Waiver (05/2026)	7.50		5,792.77	53272436
05/01/2026	landscp	Landscape Fee (05/2026)	50.00		5,842.77	53272437
05/06/2026	latefee	Late Fee	100.00		5,942.77	53340106
05/07/2026	admchbak	Attorney Fees, Process of Service, Evictions Referral Invoice: 754060	990.00		6,932.77	53345486
05/16/2026	admchbak	Additional Attorney Fees for 12.17.25 Eviction Referral Invoice #755688	165.00		7,097.77	53417920
06/01/2026	utlect	Electric - 04/07/26-05/07/26	197.00		7,294.77	53482757
06/01/2026	utlfee	Fees - Utilities	10.49		7,305.26	53482758
06/01/2026	utlsew	Sewer - 03/26/26-04/25/26	44.00		7,349.26	53482759
06/01/2026	utltra	Trash - 05/01/26-05/31/26	14.84		7,364.10	53482760
06/01/2026	utlwat	Water - 03/10/26-04/10/26	32.55		7,396.65	53482761
06/01/2026	rent	Rent (06/2026)	2,370.00		9,766.65	53819323
06/01/2026	limwaive	Limited Waiver (06/2026)	7.50		9,774.15	53819324
06/01/2026	landscp	Landscape Fee (06/2026)	50.00		9,824.15	53819325
06/06/2026	latefee	Late Fee	100.00		9,924.15	53889382
06/15/2026	admchbak	Additional Attorney fees, Eviction Referral 12/17/25/ INV. #756624	2,171.75		12,095.90	54030634
07/01/2026	utlect	Electric - 05/07/26-06/07/26	256.00		12,351.90	54131716
07/01/2026	utlfee	Fees - Utilities	10.49		12,362.39	54131717
07/01/2026	utlsew	Sewer - 04/26/26-05/25/26	44.00		12,406.39	54131718
07/01/2026	utltra	Trash - 05/31/26-06/30/26	14.83		12,421.22	54131719
07/01/2026	utlwat	Water - 04/10/26-05/10/26	37.36		12,458.58	54131720
07/01/2026	rent	Rent (07/2026)	2,370.00		14,828.58	54416962
07/01/2026	limwaive	Limited Waiver (07/2026)	7.50		14,836.08	54416963
07/01/2026	landscp	Landscape Fee (07/2026)	50.00		14,886.08	54416964
07/06/2026	latefee	Late Fee	100.00		14,986.08	54482368
07/17/2026	admchbak	Attorney Fees, Service Fees, Filing Fees for December 2025 Eviction Referral Invoice # 760387	2,071.74		17,057.82	54567101

Exhibit B

June 22, 2026 Form 4 Order

FORM 4

STATE OF SOUTH CAROLINA
COUNTY OF Berkeley
IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE

CASE NO. 2026CP0800297

Josetta Singleton, Etal et al
PLAINTIFF(S)

AMH Development, LLC/Ah4R Management SC, LLC
DEFENDANT(S)

DISPOSITION TYPE (CHECK ONE)

- ☐ **JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- ☒ **DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.
- ☐ **ACTION DISMISSED** (CHECK REASON): ☐ Rule 12(b), SCRCP; ☐ Rule 41(a), SCRCP (Vol. Nonsuit); ☐ Rule 43(k), SCRCP (Settled);
☐ Other
- ☐ **ACTION STRICKEN** (CHECK REASON): ☐ Rule 40(j), SCRCP; ☐ Bankruptcy;
☐ Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award;
☐ Other
- ☐ **STAYED DUE TO BANKRUPTCY**
- ☐ **DISPOSITION OF APPEAL TO THE CIRCUIT COURT** (CHECK APPLICABLE BOX):
☐ Affirmed; ☐ Reversed; ☐ Remanded;
☐ Other

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED: ☐ See attached order (formal order to follow) ☒ Statement of Judgment by the Court:

It appears that an Order was issued on June 4, 2026 setting and requiring Defendants/Appellants to post bond.

On June 8, 2026, Defendant/Appellants filed an Emergency Motion to Determine Compliance with such Order, in The Court of Common Pleas.

On June 18, 2026, Defendants/Appellants filed an appeal of the June 4, 2026 Bond Order in The South Carolina Court of Appeals.

Therefore, the Defendants/Appellants Emergency Motion is stayed, pursuant to SCAR 241, pending the outcome of the appeal in this matter.

AND IT IS SO ORDERED!

ORDER INFORMATION

This order ☐ ends ☒ does not end the case.

☐ See Page 2 for additional information.

For Clerk of Court Office Use Only

This judgment was electronically entered by the Clerk of Court as reflected on the Electronic Time Stamp, and a copy mailed first class to any party not proceeding in the Electronic Filing System on 06/21/2026 .

Jayla Singleton
Jalya Singleton for Jalya Singleton
Tinarris Williams for Tinarris Williams
Jalya Singleton for Jalya Singleton
Magistrate Court Goose Creek
Josetta Singleton, Etal for Josetta Singleton, Etal
Tinarris Williams for Tinarris Williams
Josetta Singleton, Etal for Josetta Singleton, Etal

NAMES OF TRADITIONAL FILERS SERVED BY MAIL

Court Reporter:

E-Filing Note: The date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgment to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRCF.



Berkeley Common Pleas

Case Caption: Josetta Singleton, Etal , plaintiff, et al VS AMH Development, LLC/Ah4R Management SC, LLC

Case Number: 2026CP0800297

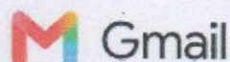
Type: Order/Electronic Form 4

And It Is So Ordered!

s/Dale E. Van Slambrook S.C. Circuit Court Judge
#2781

Exhibit C

AMH Email (Marquea Folston)



Josetta Singleton <singletonjosetta02@gmail.com>

AMH-Eviction

2 messages

Marquea Folston <mfolston@amh.com>

Fri, Jul 10, 2026 at 11:21 AM

To: "singletonjosetta02@gmail.com" <singletonjosetta02@gmail.com>

Dear Josetta,

Our records show that we have not received the rent for your home at 129 Anthurium Drive, which was due on the 1st. We have sent several email reminders and a legal notice; however, your past due balance has not been resolved. **We have referred your account to outside counsel to file an eviction lawsuit, which may result in court costs, attorney fees, and an eventual lockout.**

Please note that access to your online account portal is currently unavailable and no online payments will be accepted. To obtain your current balance, please contact Resident Management at 833-736-8264. Please note that your account may have incurred court costs and attorney fees as allowed by law, and Resident Management must confirm the current balance owed.

Once you have confirmed your account balance, to bring your account current, please **overnight or mail, with tracking, payment in full via certified funds** to: American Homes 4 Rent, Attn: Accounts Receivable, [280 Pilot Road, Las Vegas, NV 89119](#). Please account for delivery time and possible delivery delays. Remember to email tracking information to Resident Management at CharlestonRM@amh.com.

For assistance, please contact Resident Management at 833-736-8264.

Marquea Folston

Resident Manager

Telephone: 833-RENT-AMH (833-736-8264)

Email: mfolston@amh.com



AMH, AMH Living, American Homes 4 Rent

5955 Core Road, Suite 510. North Charleston SC 29406 (By appointment only)

amh.com



Learn what makes us a Great Place to Work® [here](#)

****NOTICE**** This email and any attachments are only for the intended recipient(s) and may contain confidential or legally privileged information. If you received this message in error, please notify the sender immediately and delete it without copying or sharing. Use of the sender's contact information for marketing or data transfer is not permitted. AMH may refer to: American Homes 4 Rent, American Homes 4 Rent, LP, its subsidiaries, and joint ventures. In certain states, we operate as AMH, AMH Living, or American Homes 4 Rent. See www.amh.com/dba to learn more.

*****NOTICE***** This communication is for use by the intended recipient(s) and contains information that may be confidential, privileged, attorney work product or otherwise exempt from disclosure under applicable law. If you are not the intended recipient(s), you are hereby formally notified that any use, copying or distribution of this communication, in whole or in part, is strictly prohibited. If you have received this message in error, or are not the intended recipient(s), please immediately notify sender by reply e-mail and delete this message and any attachments without retaining a copy. This communication does not constitute consent to the use of sender's contact information for direct marketing purposes or for transfers of data to third parties. AMH refers to one or more of American Homes 4 Rent, American Homes

4 Rent, L.P. and their subsidiaries and joint ventures. In certain states, we operate under AMH Living or American Homes 4 Rent. Please see www.amh.com/dba to learn more.

Josetta Singleton <singletonjosetta02@gmail.com>
Draft To: Marquea Folston <mfolston@amh.com>

Mon, Jul 13, 2026 at 5:45 PM

[Quoted text hidden]



Josetta Singleton <singletonjosetta02@gmail.com>

Disputed Account – Pending Appeal

2 messages

Josetta Singleton <singletonjosetta02@gmail.com>
To: mfolston@amh.com

Fri, Jul 10, 2026 at 11:45 AM

Good Afternoon Ms. Folston,

I received your email dated July 10, 2026.

I respectfully dispute the balance referenced in your email. The matters concerning my tenancy, the alleged balance owed, and the landlord's accounting remain the subject of a pending appeal before the South Carolina Court of Appeals. I have also filed documents addressing discrepancies in the ledger and the amounts claimed.

Accordingly, I do not agree that the balance stated in your email is accurate, and nothing in this response should be construed as an admission of liability or a waiver of any rights or claims I have in the pending litigation.

Please preserve all records, payment histories, ledgers, communications, and documents relating to my tenancy, as they may be relevant to the ongoing proceedings.

Thank you.

Josetta Singleton

Josetta Singleton <singletonjosetta02@gmail.com>

Fri, Jul 10, 2026 at 11:49 AM

Draft To: Tradd Shepard <tshepard@amh.com>, Court Of Appeals Filings <ctappfilings@sccourts.org>

[Quoted text hidden]

Exhibit D

AMH Email Referring the Matter to Outside Counsel

AMH - Eviction Lawsuit

1 message

cdr@yardi.com <cdr@yardi.com>
To: singletonjosetta02@gmail.com

Sat, Jul 11, 2026 at 6:57 AM



Dear Josetta,

Our records show that we have not received the rent for your home at 129 Anthurium Drive, which was due on the 1st. We have sent several email reminders and a legal notice; however, your past due balance has not been resolved. **We have referred your account to outside counsel to file an eviction lawsuit, which may result in court costs, attorney fees, and an eventual lockout.**

Please note that access to your online account portal is currently unavailable and no online payments will be accepted. To obtain your current balance, please contact Resident Management at 833-736-8264. Please note that your account may have incurred court costs and attorney fees as allowed by law, and Resident Management must confirm the current balance owed.

Once you have confirmed your account balance, to bring your account current, please **overnight or mail, with tracking, payment in full via certified funds** to: American Homes 4 Rent, Attn: Accounts Receivable, [280 Pilot Road, Las Vegas, NV 89119](#). Please account for delivery time and possible delivery delays. Remember to email tracking information to Resident Management at CharlestonRM@amh.com.

For assistance, please contact Resident Management at 833-736-8264.

American Homes 4 Rent
amh.com
833-RENT-AMH (833-736-8264)

Exhibit E

Proof of Tender / Money Orders / Receipts

Western Union **MONEY ORDER**

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Grand Junction) - Grand Junction, CO, Grand Junction, Colorado

*****PAY EXACTLY \$177.25** 19-833245344

A 360527 D 060526
T 1510 34
198332453440 L 002247

\$177.25

PAY EXACTLY ONE HUNDRED SEVENTY-SEVEN DOLLARS AND TWENTY-FIVE CENTS

PAY TO THE ORDER OF AMH

129 Anthurium Drive Summerville, SC 29486

Justin S. Siler

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198332453440⑈

Western Union **MONEY ORDER**

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Grand Junction) - Grand Junction, CO, Grand Junction, Colorado

*****PAY EXACTLY \$409.00** 19-825863876

A 359874 D 050526
T 1036 22
198258638761 L 002253

\$409.00

PAY EXACTLY FOUR HUNDRED NINE DOLLARS AND NO CENTS

PAY TO THE ORDER OF AMH

129 Anthurium Drive Summerville, SC 29486

Justin S. Siler

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198258638761⑈

Western Union **MONEY ORDER**

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Grand Junction) - Grand Junction, CO, Grand Junction, Colorado

*****PAY EXACTLY \$500.00** 19-825870202

A 360527 D 050426
T 1227 29
198258702022 L 002247

\$500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF AMH

129 Anthurium Drive Summerville, SC 29486

Justin S. Siler

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198258702022⑈

Western Union **MONEY ORDER**

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Grand Junction) - Grand Junction, CO, Grand Junction, Colorado

*****PAY EXACTLY \$85.00** 19-825870203

A 360527 D 050426
T 1227 29
198258702031 L 002247

\$85.00

PAY EXACTLY EIGHTY-FIVE DOLLARS AND NO CENTS

PAY TO THE ORDER OF AMH

129 Anthurium Drive Summerville, SC 29486

Justin S. Siler

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198258702031⑈

Western Union **MONEY ORDER**

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Grand Junction) - Grand Junction, CO, Grand Junction, Colorado

*****PAY EXACTLY \$500.00** 19-825870200

A 360527 D 050426
T 1227 29
198258702004 L 002247

\$500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF AMH

129 Anthurium Drive Summerville, SC 29486

Justin S. Siler

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198258702004⑈

Western Union **MONEY ORDER**

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Grand Junction) - Grand Junction, CO, Grand Junction, Colorado

*****PAY EXACTLY \$500.00** 19-825870201

A 360527 D 050426
T 1227 29
198258702013 L 002247

\$500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF AMH

129 Anthurium Drive Summerville, SC 29486

Justin S. Siler

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198258702013⑈

Western Union **MONEY ORDER**

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Grand Junction) - Grand Junction, CO, Grand Junction, Colorado

*****PAY EXACTLY \$500.00** 19-833245273

A 360527 D 060126
T 1408 29
198332452738 L 002247

\$500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF AMH

129 Anthurium Drive Summerville, SC 29486

Justin S. Siler

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198332452738⑈

Western Union **MONEY ORDER**

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Grand Junction) - Grand Junction, CO, Grand Junction, Colorado

*****PAY EXACTLY \$0.50** 19-825863877

A 359874 D 050526
T 1036 22
198258638770 L 002253

\$0.50

PAY EXACTLY NO DOLLARS AND FIFTY CENTS

PAY TO THE ORDER OF AMH

129 Anthurium Drive Summerville, SC 29486

Justin S. Siler

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198258638770⑈

Western Union
MONEY ORDER

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Bank of America, N.A. Branch) - Denver, Colorado

***PAY EXACTLY \$500.00 19-833245342

A 360527 D 060526
T 1510 34
19833245342 L 002247 \$ 500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH

129 Anthurium Drive, Summerville, SC 29486

SC 15200 FOR ACCT. #
Gossett, J. Lynn

MOBILE DEPOSIT PROHIBITED

⑆02⑆00400⑆ 40⑆9833245342⑆

Western Union
MONEY ORDER

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Bank of America, N.A. Branch) - Denver, Colorado

***PAY EXACTLY \$300.00 19-833245279

A 360527 D 060126
T 1407 29
19833245279 L 002247 \$ 300.00

PAY EXACTLY THREE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH

129 Anthurium Drive, Summerville, SC 29486

SC 15200 FOR ACCT. #
Gossett, J. Lynn

MOBILE DEPOSIT PROHIBITED

⑆02⑆00400⑆ 40⑆9833245279⑆

Western Union
MONEY ORDER

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Bank of America, N.A. Branch) - Denver, Colorado

***PAY EXACTLY \$500.00 19-833245343

A 360527 D 060526
T 1510 34
19833245343 L 002247 \$ 500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH

129 Anthurium Drive, Summerville, SC 29486

SC 15200 FOR ACCT. #
Gossett, J. Lynn

MOBILE DEPOSIT PROHIBITED

⑆02⑆00400⑆ 40⑆9833245343⑆

Western Union
MONEY ORDER

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Bank of America, N.A. Branch) - Denver, Colorado

***PAY EXACTLY \$500.00 19-833245277

A 360527 D 060126
T 1408 29
19833245277 L 002247 \$ 500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH

129 Anthurium Drive, Summerville, SC 29486

SC 15200 FOR ACCT. #
Gossett, J. Lynn

MOBILE DEPOSIT PROHIBITED

⑆02⑆00400⑆ 40⑆9833245277⑆

Western Union
MONEY ORDER

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Bank of America, N.A. Branch) - Denver, Colorado

***PAY EXACTLY \$500.00 19-833245275

A 360527 D 060126
T 1408 29
19833245275 L 002247 \$ 500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH

129 Anthurium Drive, Summerville, SC 29486

SC 15200 FOR ACCT. #
Gossett, J. Lynn

MOBILE DEPOSIT PROHIBITED

⑆02⑆00400⑆ 40⑆9833245275⑆

Western Union
MONEY ORDER

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Bank of America, N.A. Branch) - Denver, Colorado

***PAY EXACTLY \$500.00 19-833245276

A 360527 D 060126
T 1408 29
19833245276 L 002247 \$ 500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH

129 Anthurium Drive, Summerville, SC 29486

SC 15200 FOR ACCT. #
Gossett, J. Lynn

MOBILE DEPOSIT PROHIBITED

⑆02⑆00400⑆ 40⑆9833245276⑆

Western Union
MONEY ORDER

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Bank of America, N.A. Branch) - Denver, Colorado

***PAY EXACTLY \$500.00 19-833245274

A 360527 D 060126
T 1408 29
19833245274 L 002247 \$ 500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH

129 Anthurium Drive, Summerville, SC 29486

SC 15200 FOR ACCT. #
Gossett, J. Lynn

MOBILE DEPOSIT PROHIBITED

⑆02⑆00400⑆ 40⑆9833245274⑆

Western Union
MONEY ORDER

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank (Bank of America, N.A. Branch) - Denver, Colorado

***PAY EXACTLY \$500.00 19-833245278

A 360527 D 060126
T 1408 29
19833245278 L 002247 \$ 500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH

129 Anthurium Drive, Summerville, SC 29486

SC 15200 FOR ACCT. #
Gossett, J. Lynn

MOBILE DEPOSIT PROHIBITED

⑆02⑆00400⑆ 40⑆9833245278⑆

Documentation of Attempt to Pay Appeal Bond

2 messages

Josetta Singleton <singletonjosetta02@gmail.com>

Fri, Jun 5, 2026 at 4:57 PM

To: Tradd Shepard <tshepard@amh.com>

Dear AMH Legal Team,

I am writing to document that on June 5, 2026, at approximately 4:20 p.m., I went to the leasing office with the intent to make the appeal bond payment.

After learning that an order had been entered, I immediately attempted to make the required payment. However, I have not yet received a copy of the signed order because the Clerk of Court advised that the order is being sent by mail. I was informed that the order was signed by Judge Doby on June 4, 2026.

When I attempted to make the appeal bond payment today, the payment was denied by Tradd and the legal team. As a result, I was unable to complete the payment despite my efforts to do so.

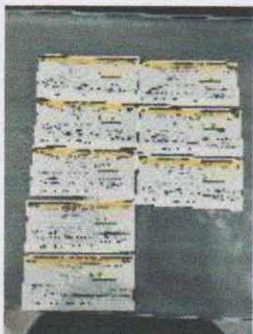
I am sending this email to document that I made a good-faith attempt to comply and tender the appeal bond payment as soon as I became aware that the order had been signed.

Please confirm receipt of this email and advise how I should proceed with making the appeal bond payment once authorization is provided.

Thank you,

Josetta Singleton

129 Anthurium Drive
Summerville SC 29486
8435399538

2 attachments**789.jpg**
3283K**790.jpg**
3382K

Josetta Singleton <singletonjosetta02@gmail.com>
To: "Goddard, Mark B." <mgoddard@turnerpadget.com>

Fri, Jun 5, 2026 at 4:58 PM

Exhibit F

Notice of Subsequent Developments

IN THE COURT OF APPEALS
STATE OF SOUTH CAROLINA

Appellate Case No. 2026-000958

RECEIVED

Jul 13 2026

SC Court of Appeals

JOSETTA SINGLETON, JAYLA SINGLETON,
AND TINARRIS WILLIAMS,

Appellants,

v.

AMH DEVELOPMENT, LLC /
AH4R MANAGEMENT SC, LLC,

Respondent.

NOTICE OF SUBSEQUENT DEVELOPMENTS RELEVANT TO PENDING MOTION

Appellants, appearing pro se, respectfully submit this Notice to advise the Court of subsequent communications received from Respondent concerning the subject tenancy and alleged rental obligations while matters relating to the appeal bond, tender of rent, and Appellants' request for authorization to deposit funds remain pending.

1. This appeal remains pending before this Honorable Court.
2. On June 22, 2026, the lower court entered a Form 4 Order staying the pending compliance matter pursuant to Rule 241, SCACR, and indicating that the proceeding was not concluded.
3. Appellants have advised this Court that Respondent declined to accept June rent and have sought relief concerning the tender and/or deposit of the rental funds while this appeal remains pending.
4. Appellants' request concerning the tender and/or deposit of June rent is presently pending before this Court.
5. On or about July 11, 2026, Appellant Josetta Singleton received additional email communications from or on behalf of AMH concerning the subject tenancy.
6. The communications state, among other things, that rent had not been received, that the account had been referred to outside counsel "to file an eviction lawsuit," that online payment access was unavailable, that "payment in full" was required, and reference an eventual lockout.

7. These communications were received after the June 22, 2026 Order and while Appellants' request regarding the tender and/or deposit of rental funds remains pending.

8. Appellants respectfully submit that these subsequent communications are relevant to the pending request for relief because Appellants have represented to the Court that rental funds were tendered or sought to be tendered, Respondent declined to accept June rent, and Appellants have requested authorization to preserve compliance by depositing the funds as directed by the Court.

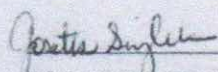
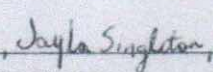
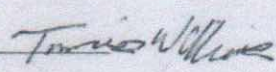
9. Appellants are concerned that Respondent's subsequent communications indicate threatened additional eviction or lockout action while the present appeal and related request concerning rental tender remain unresolved.

10. Appellants submit this Notice for the limited purpose of advising the Court of material subsequent developments directly related to the relief presently pending before the Court.

11. Appellants are not submitting these communications as an improper attempt to enlarge the Record on Appeal. Rather, Appellants respectfully bring the subsequent communications to the Court's attention as developments occurring during the pendency of the appeal and the pending request concerning the tender and/or deposit of rental funds.

WHEREFORE, Appellants respectfully request that this Honorable Court take notice of these subsequent developments in considering Appellants' pending request concerning the tender and/or deposit of rental funds and grant such other and further relief as the Court deems just and proper.

Respectfully submitted,

  
JOSETTA SINGLETON

Pro Se Appellant

JAYLA SINGLETON

Pro Se Appellant

TINARRIS WILLIAMS

Pro Se Appellant

Date: July 13, 2026

EXHIBIT A

Email communication from Marquea Folston / AMH concerning referral to outside counsel, eviction proceedings, payment restrictions, and eventual lockout.

AMH-Eviction**Marquea Folston** <mfolston@amh.com>

Fri, Jul 10 at 11:21 AM

To: singletonjosetta02@gmail.com <singletonjosetta02@gmail.com>

Dear Josetta,

Our records show that we have not received the rent for your home at 129 Anthurium Drive, which was due on the 1st. We have sent several email reminders and a legal notice; however, your past due balance has not been resolved. ***We have referred your account to outside counsel to file an eviction lawsuit, which may result in court costs, attorney fees, and an eventual lockout.***

Please note that access to your online account portal is currently unavailable and no online payments will be accepted. To obtain your current balance, please contact Resident Management at 833-736-8264.

Please note that your account may have incurred court costs and attorney fees as allowed by law, and Resident Management must confirm the current balance owed.

Once you have confirmed your account balance, to bring your account current, please ***overnight or mail, with tracking, payment in full via certified funds*** to: American Homes 4 Rent, Attn: Accounts Receivable, 280 Pilot Road, Las Vegas, NV 89119. Please account for delivery time and possible delivery delays. Remember to email tracking information to Resident Management at CharlestonRM@amh.com.

For assistance, please contact Resident Management at 833-736-8264.

Marquea Folston

Resident Manager

Telephone: 833-RENT-AMH (833-736-8264)

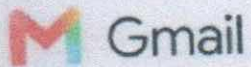
Email: mfolston@amh.com

AMH, AMH Living, American Homes 4 Rent

5955 Core Road, Suite 510, North Charleston SC 29406 (By appointment only)

amh.comLearn what makes us a Great Place to Work® [here](#)www.amh.com/dhs

NOTICE This communication is for use by the intended recipient(s) and contains information that may be confidential, privileged, attorney work product or otherwise exempt from disclosure under applicable law. If you are not the intended recipient(s), you are hereby formally notified that any use, copying or distribution of this communication, in whole or in part, is strictly prohibited. If you have received this message in error, or are not the intended recipient(s), please immediately notify sender by reply e-mail and delete this message and any attachments without retaining a copy. This communication does not constitute consent to the use of sender's contact information for direct marketing purposes or for transfers of data to third parties. AMH refers to one or more of American



Josetta Singleton <singletonjosetta02@gmail.com>

Disputed Account – Pending Appeal

Josetta Singleton <singletonjosetta02@gmail.com>
To: mfolston@amh.com

Fri, Jul 10, 2026 at 11:45 AM

Good Afternoon Ms. Folston,

I received your email dated July 10, 2026.

I respectfully dispute the balance referenced in your email. The matters concerning my tenancy, the alleged balance owed, and the landlord's accounting remain the subject of a pending appeal before the South Carolina Court of Appeals. I have also filed documents addressing discrepancies in the ledger and the amounts claimed.

Accordingly, I do not agree that the balance stated in your email is accurate, and nothing in this response should be construed as an admission of liability or a waiver of any rights or claims I have in the pending litigation.

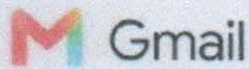
Please preserve all records, payment histories, ledgers, communications, and documents relating to my tenancy, as they may be relevant to the ongoing proceedings.

Thank you.

Josetta Singleton

EXHIBIT B

AMH eviction-lawsuit email communication concerning referral to outside counsel, payment restrictions, and eventual lockout.



Josetta Singleton <singletonjosetta02@gmail.com>

AMH - Eviction Lawsuit

1 message

cdr@yardi.com <cdr@yardi.com>
To: singletonjosetta02@gmail.com

Sat, Jul 11, 2026 at 6:57 AM



Dear Josetta,

Our records show that we have not received the rent for your home at 129 Anthurium Drive, which was due on the 1st. We have sent several email reminders and a legal notice; however, your past due balance has not been resolved. **We have referred your account to outside counsel to file an eviction lawsuit, which may result in court costs, attorney fees, and an eventual lockout.**

Please note that access to your online account portal is currently unavailable and no online payments will be accepted. To obtain your current balance, please contact Resident Management at 833-736-8264. Please note that your account may have incurred court costs and attorney fees as allowed by law, and Resident Management must confirm the current balance owed.

Once you have confirmed your account balance, to bring your account current, please **overnight or mail, with tracking, payment in full via certified funds** to: American Homes 4 Rent, Attn: Accounts Receivable, [280 Pilot Road, Las Vegas, NV 89119](#). Please account for delivery time and possible delivery delays. Remember to email tracking information to Resident Management at CharlestonRM@amh.com.

For assistance, please contact Resident Management at 833-736-8264.

American Homes 4 Rent
amh.com
833-RENT-AMH (833-736-8264)

FORM 7
PROOF OF SERVICE OF A NOTICE OF APPEAL

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM BERKELEY COUNTY
Court of Common Pleas

Dale E. Van Slambrook S.C., Circuit Court Judge

Case No. 2026-000958

Josetta Singleton, Jayla Singleton
And Tinarris Williams

Appellant,

v.

Amh Development, LLC/AH4R Management, LLC,
Respondent.

PROOF OF SERVICE

I certify that I have served the Notice of subsequent developments relevant to pending motion
by depositing a copy via email to mgoddard@turnerpadget.com, on July 13, 2026, addressed to
attorney of record, Mark B. Goddard.

July 13, 2026

Josetta Singleton
Jayla Singleton
Tinarris Williams

129 Anthurium Drive
Summerville, South Carolina 29486
843-539-9538, 843-739-8717, 843-
539-6250
Pro Se

RECEIVED

Jul 13 2026

SC Court of Appeals

Exhibit G

Timeline of Events

- June 4 – Appeal bond order entered.
- June 5 – Tender of payment attempted.
- June 22 – Form 4 signed.
- July 11 – AMH emails.
- July 21 – New resident ledger issued showing continued disputed charges.

RECEIVED

Jul 22 2026

SC Court of Appeals

THE STATE OF SOUTH CAROLINA
In the Court of Appeals

APPEAL FROM BERKELEY COUNTY

Court of Common Pleas

Maite Murphy, Circuit Court Judge

Appellate Case No.: 2026-000958

Josetta Singleton, Jayla Singleton and Tinarris Williams,.....Appellants,

v.

Ah4R Management-SC, LLC, as agent for AMH Development, LLC,.....Respondent.

PROOF OF SERVICE

The Appellants certifies that on July 22, 2026 a copy of **Appellants Response in Opposition to Respondent's Motion to Dismiss Appeal** was served via us postage to Attorney of Record Mark B. Goddard on behalf of AMH Development, LLC to 1901 Main Street 9th floor Columbia, SC 29201.

s/R. *Josetta Singleton*
Jayla Singleton
Tinarris Williams

Josetta Singleton
Jayla Singleton
Tinarris Williams
129 Anthurium Drive
Summerville, SC 29486
(843) 539-9538
(843) 739-8717
(843) 539-6250
Singletonjosetta02@gmail.com
Singletonjalaya69@gmail.com
Emonw32@gmail.com
Pro Se