RECEIVED
Sep 01 2026
SC Court of Appeals

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.

APPELLANTS' MOTION FOR CLARIFICATION AND FOR RELIEF REGARDING THE JUNE 4, 2026 APPEAL BOND ORDER AND JUNE 18, 2026 FILING

Appellants, Josetta Singleton, Jayla Singleton, and Tinarris Williams, proceeding pro se, respectfully move this Court for clarification and appropriate relief concerning the June 4, 2026 Appeal Bond Order and Appellants' June 18, 2026 filing.

In support of this Motion, Appellants state as follows:

I. PROCEDURAL HISTORY

1. On April 17, 2026, Appellants filed a Notice of Appeal from the circuit court's order concerning the underlying eviction matter.
2. On May 1, 2026, this Court remanded the matter to the circuit court for an expedited hearing concerning Appellants' motion to stay and determination of the appeal bond. The Court's August 21, 2026 order confirms this procedural history.
3. The circuit court conducted the appeal-bond hearing on May 26, 2026.
4. The circuit court entered its written Appeal Bond Order on June 4, 2026. That order required Appellants to pay an appeal bond of **$3,977.25** and a continuing monthly bond payment of **$2,494.50 plus utilities**, beginning June 1, 2026.
5. Appellants did not receive the signed written order before June 1. Appellants' sworn affidavit states that they learned of the order on June 5, 2026, after the clerk advised that the signed order had been mailed.
6. After learning of the order, Appellants immediately attempted to comply with the Court's bond requirements.
7. On June 5, 2026, Appellants went to the property management office with funds intended to satisfy the appeal bond. Appellants' June 5 correspondence documented the attempt and explained that they had not previously received the signed order.
8. Appellants thereafter filed an Emergency Motion to Determine Compliance, Accept Tender, and Permit Deposit of Appeal Bond Into Court Registry in the circuit court. That

motion specifically requested a determination that Appellants acted in good faith and attempted to comply with the June 4 order.

9. On June 18, 2026, Appellants submitted the June 4 Appeal Bond Order and related materials to this Court. The submission was received by the Court of Appeals on June 18, 2026.
10. The June 18 submission included the June 4 Appeal Bond Order, Appellants' emergency motion concerning compliance, proof of service, and supporting documentation concerning Appellants' attempts to satisfy the bond.

II. THE COURT'S AUGUST 21, 2026 ORDER

11. On August 21, 2026, this Court entered an Order denying Appellants' June 30 and July 7 motions to supplement the record.
12. The Court stated that although the June 4, 2026 Appeal Bond Order had been provided to the Court, **"this court has no record of Appellant filing a second notice of appeal from the June 4, 2026 bond order."**
13. Appellants respectfully submit this Motion to clarify the procedural status of the June 4 Appeal Bond Order and the June 18 filing.

III. APPELLANTS ACTED PROMPTLY AFTER RECEIVING THE WRITTEN ORDER

14. Appellants respectfully emphasize that the June 4 order was not ignored.
15. Appellants' sworn affidavit states that they did not receive the signed order before June 1 and that they learned of the order on June 5. Appellants further state that they immediately attempted to comply after learning of the order.
16. Appellants' June 5 email to AMH documented their attempt to make the required payment and explained that the signed order had not been received before June 1.
17. Appellants also submitted documentation showing that they had funds available to satisfy the bond requirements. Those materials were included with their June 18 submission.
18. Thus, the record demonstrates that Appellants were actively attempting to comply with the circuit court's bond order and were not intentionally refusing to comply.

IV. REQUEST FOR CLARIFICATION

19. Rule 203 requires a party intending to appeal to serve and file a Notice of Appeal and specifies the information that such notice must contain.
20. Appellants acknowledge that the June 18 submission was primarily presented as a submission of the June 4 Appeal Bond Order and related compliance materials rather than as a document expressly titled **"Notice of Appeal from the June 4, 2026 Appeal Bond Order."**
21. Appellants are proceeding without counsel and respectfully submit that they acted promptly and in good faith in attempting to place the June 4 order before this Court after receiving the signed order.

22. Appellants therefore respectfully request that this Court clarify whether the June 18 filing and accompanying documents were sufficient to place the June 4 Appeal Bond Order before the Court for appellate consideration.
23. If the Court determines that the June 18 filing was not sufficient to constitute a Notice of Appeal from the June 4 order, Appellants respectfully request that the Court identify the appropriate procedural mechanism, if any, by which Appellants may obtain review of that order in light of:

a. the Court's May 1, 2026 remand;

b. the June 4, 2026 bond order;

c. Appellants' stated receipt of the signed order on or about June 5;

d. Appellants' immediate attempt to comply;

e. Appellants' June 18 submission to this Court; and

f. the Court's August 21 order specifically identifying the absence of a second notice of appeal.

V. THE JUNE 4 ORDER IS MATERIAL TO THE PENDING APPEAL

24. The June 4 bond order is not collateral to the dispute. It directly concerns the conditions imposed upon Appellants during the pendency of their appeal.
25. The August 21 order itself recognizes that Appellants filed an appeal concerning the June 4 bond order on June 18 and that Appellants' emergency motion sought relief concerning that order.
26. The June 4 order therefore directly affects Appellants' ability to maintain their appeal and avoid execution of the underlying eviction judgment.
27. Appellants respectfully request that the Court avoid an outcome in which the June 4 bond order remains practically unreviewable solely because Appellants, acting without counsel, did not clearly title their June 18 submission as a separate Notice of Appeal.

VI. RELIEF REQUESTED

WHEREFORE, Appellants respectfully request that this Court:

A. Clarify the procedural status of Appellants' June 18, 2026 filing concerning the June 4, 2026 Appeal Bond Order;

B. Determine whether the June 18 filing and accompanying documents may be treated as sufficient notice of Appellants' intent to seek appellate review of the June 4, 2026 Appeal Bond Order;

C. Alternatively, if the Court determines that the June 18 filing did not constitute a Notice of Appeal, provide such procedural relief or direction as the Court determines is appropriate under the circumstances;

D. Permit Appellants to maintain and preserve their arguments concerning the June 4, 2026 Appeal Bond Order in the pending appeal, to the extent permitted by the South Carolina Appellate Court Rules;

E. Consider the June 4 Appeal Bond Order and the evidence concerning Appellants' timely efforts to comply in determining the proper disposition of the appeal; and

F. Grant such other and further relief as this Court deems just and proper.

Respectfully submitted,

Josetta Singleton
Jayla Singleton
Tinarris Williams
Appellants, Pro Se

Date: 8/31/2026

Exhibit A

August 21, 2026 Court of Appeals Order Denying Motion to Supplement

The South Carolina Court of Appeals

Josetta Singleton, Jayla Singleton and Tinarris Williams,
Appellants,

v.

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

Appellate Case No. 2026-000958

ORDER

On April 17, 2026, Appellants filed a notice of appeal from a circuit court order affirming the magistrate court's order that held Appellants were in breach of their written lease agreement by failing to timely pay rent and issuing a warrant of ejectment. That same day, Appellants also filed a motion to stay. On May 1, 2026, this court granted a temporary stay and remanded to the circuit court for an expedited hearing on the motion to stay and determination of any appeal bond. On June 4, 2026, the circuit court filed an order granting the motion to stay and ordering an appeal bond of $3,977.25 be paid to the landlord on June 1, 2026, and a bond of $2,494.50 plus all utilities be paid on the first of the month starting June 1, 2026.

On June 22, 2026, the circuit court issued an order explaining that in response to its June 4, 2026 order, Appellants filed an emergency motion to determine compliance with the June 4, 2026 bond order, and on June 18, 2026, Appellants filed an appeal of the June 4, 2026 bond order with this court and "[t]herefore, [Appellants'] emergency motion is stayed . . . pending the outcome of the appeal in this matter."

On June 30, 2026, Appellants filed a "Motion for Leave to Supplement the Record and for Other Appropriate Relief," seeking to include in the record on appeal information that would establish Appellants had sufficient funds to comply with the appeal bond requirements.

On July 7, 2026, Appellants filed a motion to supplement the record with a statement of the proceedings, explaining that the bond hearing was not recorded and seeking to include in the record on appeal a statement of the material rulings made by the circuit court. Respondent did not file a return to either motion.

On July 21, 2026, Respondent filed a motion to dismiss the appeal, arguing Appellants' initial brief was not timely filed and its arguments did not address the order on appeal. Respondent also contends that any attempted direct appeal of the circuit court's June 4, 2026 bond order should be dismissed as it was not properly appealed. Appellants filed a return, opposing the motion to dismiss. Respondent did not file a reply.

After careful consideration, Respondent's motion to dismiss is denied without prejudice to Respondent raising the arguments it advanced in its motion to dismiss in its initial brief of respondent. Further, we deny Appellants' June 30, 2026 and July 7, 2026 motions to supplement. Although the June 4, 2026 bond order was provided to this court pursuant to the terms of this court's May 1, 2026 order, this court has no record of Appellant filing a second notice of appeal from the June 4, 2026 bond order.

_____ J.
FOR THE COURT

Columbia, South Carolina

FILED
Aug 21 2026

cc:
Josetta Singleton
Jayla Singleton
Tinarris Williams
Mark Brandon Goddard, Esquire

Exhibit B

June 18, 2026 filing/cover letter showing exactly what you submitted to the Court

RECEIVED
Jun 18 2026
SC Court of Appeals

June 15, 2026

Clerk of Court
South Carolina Court of Appeals

Re: Appellate Case No. 2026-000958

Josetta Singleton, Jayla Singleton
And Tinarris Williams
Appellant,

v.

AMH Development, LLC/ Ah4R Management, LLC
Respondent.

Dear Clerk:

Please accept this letter and the attached Appeal Bond Order (Form 4) for filing in the above-referenced appeal.

This submission is made in compliance with the Court's directive requiring the Appellant to provide the signed Appeal Bond Order entered by the Circuit Court. Although the appeal bond hearing was conducted on May 26, 2026, the matter remained under advisement, and the written order was not signed and entered until a later date. Upon obtaining a copy of the signed order, I am promptly submitting it to the Court.

For the Court's reference, on June 8, 2026, I also filed a Motion to Determine Compliance and Accept Tender of Appeal Bond into the Court Registry. That motion concerns my efforts to comply with the appeal bond requirements and the circumstances surrounding my attempted tender of the bond funds.

Attached for filing are:

1. Appeal Bond Order (Form 4) signed by the Circuit Court;
2. Proof of Service upon Respondent's counsel;
3. File-stamped Motion to Determine Compliance and Accept Tender of Appeal Bond into the Court Registry, filed June 8, 2026; and
4. Any related supporting documentation.

I respectfully request that the attached Appeal Bond Order be accepted and included in the appellate record. This filing is submitted promptly upon receipt of the signed order and in good-faith compliance with the Court's requirements.

Thank you for your attention to this matter. Should the Court require any additional information or documentation, I will promptly provide it.

Respectfully submitted,
Josetta Singleton
Jayla Singleton
Tinarris Williams
Appellant, Pro Se

129 Anthurium Drive
Summerville, SC 29486
(843)539-9538, (843)539-6250
(843)739-8717

RECEIVED
Jun 18 2026
SC Court of Appeals

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

S.Bryan Doby, Circuit Court Judge

Case No. 2026-CP-08-00297

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 Appeal Order /Form 4 from 5/26/2026 hearing by depositing a copy of it in the United States Mail, postage prepaid, on June 15, 2026 addressed to attorney of record, Mark B. Goodard to 1901 Main Street, Suite 900 Columbia, South Carolina 29201.

June 15, 2026

s/n Josetta Singleton
Jayla Singleton
Tinarris Williams

129 Anthurium Drive
Summerville, SC 29486
(843)539-9538, (843)539-6250
(843)739-8717

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:

On May 26, 2026, an in-person hearing was held on Plaintiff's Motion to Stay. Plaintiff's appearing pro se and Defendant's counsel presented arguments in front of Judge Doby.
After careful consideration of the arguments presented, the Court Orders an Appeal bond of $3,977.25 to be due on June 1, 2026, payable to the landlord directly. The Court also, orders a bond of $2,494.50 plus all utilities to be paid on the first of the month starting June 1, 2026. The Court also grants a stay of the proceedings in accordance with the order of the Court of Appeals. 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 06/04/2026 .

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

ELECTRONICALLY FILED - 2026 Jun 04 10:44 AM - BERKELEY - COMMON PLEAS - CASE#2026CP0800297

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), SCRCP.

ELECTRONICALLY FILED - 2026 Jun 04 10:44 AM - BERKELEY - COMMON PLEAS - CASE#2026CP0800297

ELECTRONICALLY FILED - 2026 Jun 04 10:44 AM - BERKELEY - COMMON PLEAS - CASE#2026CP0800297

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

So Ordered

S. Bryan Doby, Circuit Court Judge, No. 2784

Common Pleas

Clerk : Leah Guerry Dupree
300 B California Avenue
Moncks Corner, SC 29461
Phone:(843) 719-4400 Fax:(843) 719-4509

Received From: Singleton, Etal, Josetta

Date: 6/ 8/2026
Receipt #: 6150030
Clerk: c08slovin

Paying for:	Self		
Transaction Type:	Payment		Reference #:
Payment Type:	Credit Card	$25.00	Comment: Non-Refundable
	SC.gov Portal Fee	$1.43	
Total Paid:		$26.43	

You may check the status of your Berkeley case at:
http://www.sccourts.org/caseSearch/

Case #	Caption	Previous Balance	Amount Paid	Balance Due
2026CP0800297	Josetta Singleton, Etal , plaintiff, et al VS AMH Development, LLC/Ah4R Management SC, LLC	**$25.00**	**$25.00**	**$0.00**

Total Cases:	**1**	**$25.00**	**$25.00**	**$0.00**
		SC.gov Portal Fee:	**$1.43**	
		Total Paid:	**$26.43**	

State of South Carolina	In the Common Pleas
County of Berkeley	_____ Judicial Circuit

Plaintiff(s): AH4R/ Amstt Development, LLC	Case No. 2026-CP-08-00297
vs.	
Defendant(s): Josetta Singleton, Jayla Singleton and Tinamis Williams	

Motion and Order Information Form and Coversheet

Plaintiff's Attorney: AH4R/ Amstt Development, LLC

Bar Number: _____

Address: _____

Phone Number: _____

Email: _____

Fax: _____

Other: _____

FILED

2026 MAR -8 AM 11:25

Defendant's Attorney: Joetta Singleton, Jayla Singleton, and Tiramis Williams

Bar Number: _____

Address: 129 Anthurium Drive

Phone Number: (843)539-9538, (843)539-6250, (843)739-8717

Email: _____

Fax: _____

Other: _____

Select Applicable Checkbox:

- ☑ MOTION HEARING REQUESTED (attach written motion and complete SECTIONS I and III)
- ☐ FORM MOTION, NO HEARING REQUESTED (complete SECTIONS II and III)
- ☐ PROPOSED ORDER/CONSENT ORDER (complete SECTIONS II and III)

SECTION I: Hearing Information

Nature of Motion: Emergency motion to determine compliance, accept tender and permit Deposit of Appeal bond into Court registry

Estimated Time Needed: _____

Court Reporter Needed: _____

SECTION II: Motion / Order Type

Select Applicable Checkbox:

☑ Written motion attached

☐ Form Motion/Order

I hereby move for relief or action by the court as set forth in the attached proposed order.

Loretta Singleton — 6/8/2026

Signature of Attorney for (Check One): Date Submitted

☐ Plaintiff(s)

☑ Defendant(s)

SECTION III: Motion Fee

Check Applicable Checkbox:

☐ Paid

Amount Paid: $ _____

☐ Exempt:

Check Reason:

☐ Rule to Show Cause in Child or Spousal Support
☐ Domestic Abuse or Abuse and Neglect
☐ Indigent Status
☐ State Agency v. Indigent Status
☐ Sexually Violent Predator Act
☐ Post-Conviction Relief
☐ Motion for Stay in Bankruptcy
☐ Motion for Execution (Rule 69, SCRCP)
☐ Motion for Publication
☐ Proposed Order Submitted at Request of the Court; or, Reduced to Writing from Motion Make in Open Court Per Judge's Instructions
Name of Court Reporter: _____

☐ Other _____

Judge's Section

Check Reason: ☐ Motion Fee to be paid upon filing of the attached order.

☐ Other _____

_____	_____	_____
Judge's Signature	Judge's Code	Date of Signature

Clerk's Verification

Collected By: _____ Date Filed: 6/08/2024

☐ Motion Fee Collected: $ 25.00 C/C

☐ Contested: $ _____

Custodial Parent (if applicable): _____

STATE OF SOUTH CAROLINA

IN THE COURT OF COMMON PLEAS

COUNTY OF BERKELEY

AMH DEVELOPMENT, LLC/AH4R MANAGEMENT SC, LLC,

Plaintiff/Respondent,

v.

JOSETTA SINGLETON, JAYLA SINGLETON
and TINARRIS WILLIAMS
Defendant/Appellant.

Case No. 2026-CP-08-00297

EMERGENCY MOTION TO DETERMINE COMPLIANCE, ACCEPT TENDER, AND PERMIT DEPOSIT OF APPEAL BOND INTO COURT REGISTRY

Defendant/Appellant, Josetta Singleton, appearing pro se, respectfully moves this Court for an Order determining compliance with the Court's bond order, accepting Appellant's tender of payment as timely under the circumstances, and permitting deposit of all appeal bond payments into the Registry of the Court.

In support of this Motion, Appellant states:

1. On May 26, 2026, a hearing was held before this Court regarding bond and stay issues pending appeal.
2. A written order was subsequently entered on June 4, 2026 requiring an appeal bond payment of $3,977.25 and monthly payments of $2,494.50 plus utilities.
3. Appellant is a pro se litigant and is not an electronic filer.
4. Appellant relies upon service by mail for receipt of court orders and notices.
5. Appellant did not receive a copy of the Court's signed Order before the June 1, 2026 payment deadline contained therein.
6. Upon learning of the existence of the Order on June 5, 2026, Appellant immediately attempted to tender the required payment.
7. The payment was refused by Plaintiff's representative on the basis that payment was allegedly due on June 1, 2026.
8. Appellant explained that the written Order was not signed and entered until June 4, 2026 and that Appellant had only become aware of the Order on June 5, 2026.
9. Appellant has acted in good faith and has made every effort to comply with the Court's directives.

cc:
Q.S.

10. Any alleged noncompliance was not willful and resulted from the lack of timely notice of the written Order and Plaintiff's refusal to accept payment after Appellant became aware of the Order.
11. Appellant remains ready, willing, and able to immediately deposit the required funds.
12. Depositing the funds into the Registry of the Court will protect all parties, preserve the status quo, eliminate disputes regarding payment crediting, and ensure compliance pending appellate review.
13. Equity, due process, and fundamental fairness weigh heavily in favor of allowing Appellant to cure any alleged default where Appellant attempted compliance immediately upon receiving notice.

WHEREFORE, Appellant respectfully requests that this Court:

A. Determine that Appellant acted in good-faith compliance with the Court's Order;

B. Find that Appellant's attempted tender on June 5, 2026 substantially complied with the Court's requirements;

C. Permit Appellant to immediately deposit the appeal bond and future monthly bond payments into the Registry of the Court;

D. Direct that such deposits satisfy all bond obligations pending appeal;

E. Continue all stays presently in effect;

F. Grant such other and further relief as the Court deems just and proper.

Respectfully submitted,

Josetta Singleton, Jayla Singleton, Tinarris Williams

Josetta Singleton, Jayla Singleton, and Tinarris Williams
Appellant, Pro Se

Date: 6/8/2026

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.

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

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☐ See Page 2 for additional information.

For Clerk of Court Office Use Only

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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

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ELECTRONICALLY FILED - 2026 Jun 04 10:44 AM - BERKELEY - COMMON PLEAS - CASE#2026CP0800297

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

So Ordered

S. Bryan Doby, Circuit Court Judge, No. 2784

Exhibit B

Proof of attempted payment on June 5

Western Union — MONEY ORDER
***PAY EXACTLY $177.25 — 19-833245344
$ 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
MOBILE DEPOSIT PROHIBITED

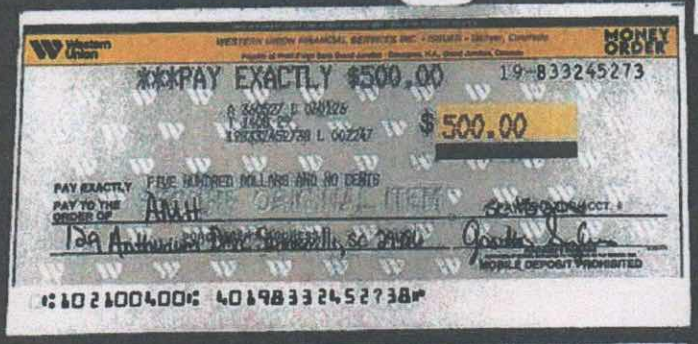
Western Union — MONEY ORDER
***PAY EXACTLY $409.00 — 19-825863876
$ 409.00
PAY EXACTLY FOUR HUNDRED NINE DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive, Summerville, SC 29486
Courtesy refund for overpayment
MOBILE DEPOSIT PROHIBITED

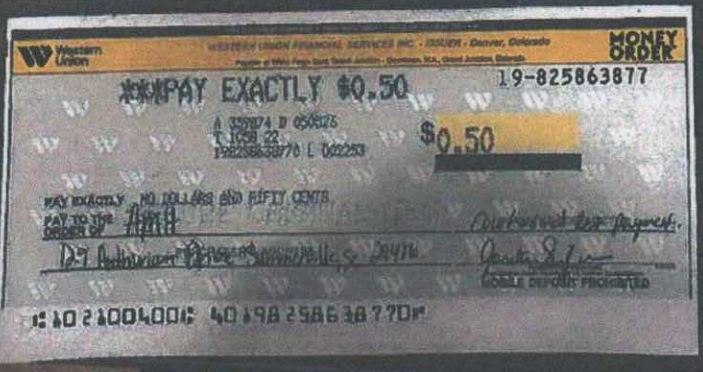
Western Union — MONEY ORDER
***PAY EXACTLY $500.00 — 19-825870202
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive, Summerville, SC 29486
Courtesy refund for overpayment
MOBILE DEPOSIT PROHIBITED

Western Union — MONEY ORDER
***PAY EXACTLY $85.00 — 19-825870203
$ 85.00
PAY EXACTLY EIGHTY-FIVE DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive, Summerville, SC 29486
Courtesy refund for overpayment
MOBILE DEPOSIT PROHIBITED

Western Union — MONEY ORDER
***PAY EXACTLY $500.00 — 19-825870200
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive, Summerville, SC 29486
Courtesy refund for overpayment
MOBILE DEPOSIT PROHIBITED

Western Union — MONEY ORDER
***PAY EXACTLY $500.00 — 19-825870201
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive, Summerville, SC 29486
Courtesy refund for overpayment
MOBILE DEPOSIT PROHIBITED


Western Union — MONEY ORDER
***PAY EXACTLY $500.00 — 19-833245273
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive, Summerville, SC 29486
MOBILE DEPOSIT PROHIBITED


Western Union — MONEY ORDER
***PAY EXACTLY $0.50 — 19-825863877
$ 0.50
PAY EXACTLY NO DOLLARS AND FIFTY CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive, Summerville, SC 29486
Courtesy refund for overpayment
MOBILE DEPOSIT PROHIBITED

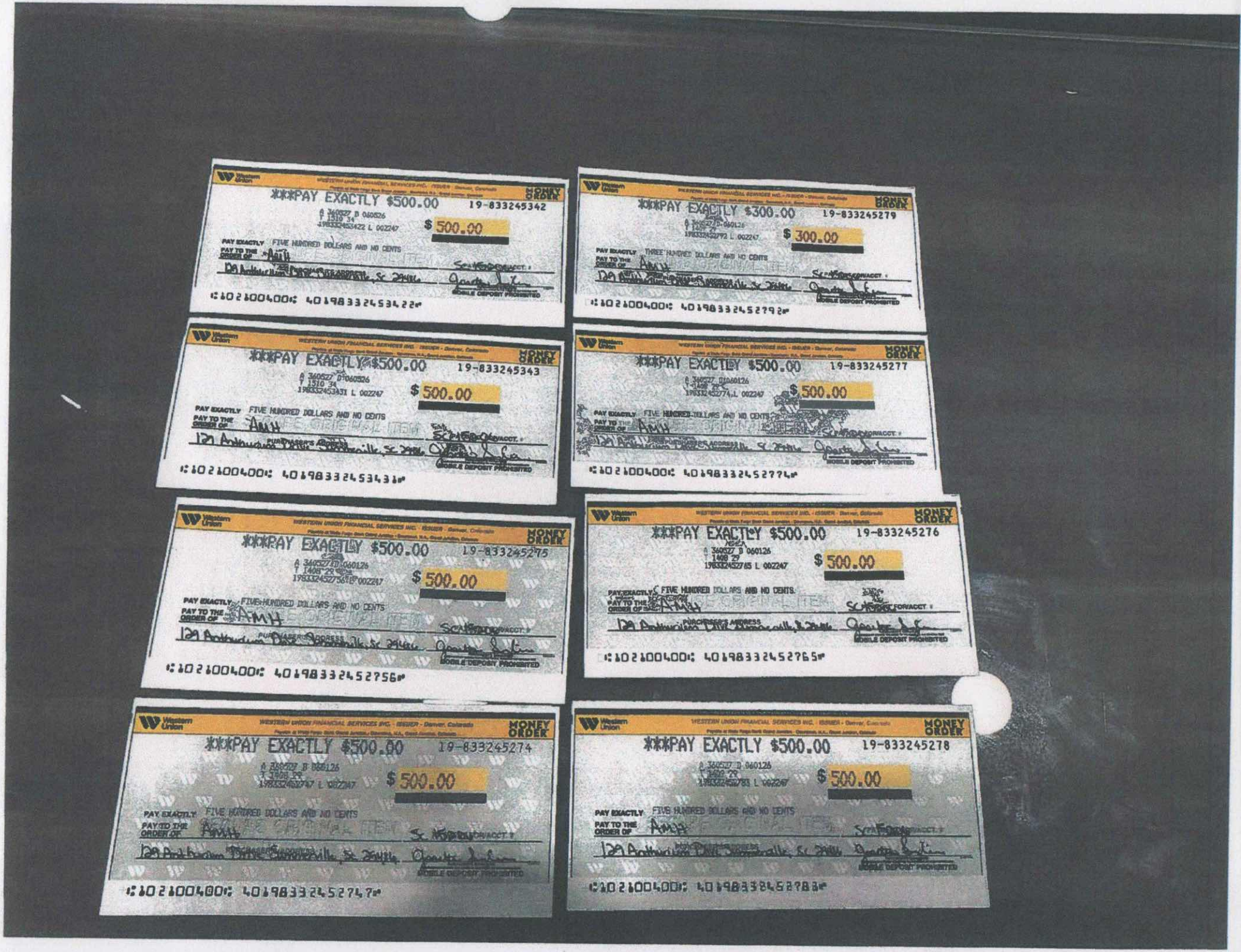

Western Union
MONEY ORDER
***PAY EXACTLY $500.00
19-833245342
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF
AMH
MOBILE DEPOSIT PROHIBITED
Western Union
MONEY ORDER
***PAY EXACTLY $300.00
19-833245279
$ 300.00
PAY EXACTLY THREE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF
AMH
MOBILE DEPOSIT PROHIBITED
Western Union
MONEY ORDER
***PAY EXACTLY $500.00
19-833245343
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF
AMH
MOBILE DEPOSIT PROHIBITED
Western Union
MONEY ORDER
***PAY EXACTLY $500.00
19-833245277
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF
AMH
MOBILE DEPOSIT PROHIBITED
Western Union
MONEY ORDER
***PAY EXACTLY $500.00
19-833245275
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF
AMH
MOBILE DEPOSIT PROHIBITED
Western Union
MONEY ORDER
***PAY EXACTLY $500.00
19-833245276
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF
AMH
MOBILE DEPOSIT PROHIBITED
Western Union
MONEY ORDER
***PAY EXACTLY $500.00
19-833245274
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF
AMH
MOBILE DEPOSIT PROHIBITED
Western Union
MONEY ORDER
***PAY EXACTLY $500.00
19-833245278
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF
AMH
MOBILE DEPOSIT PROHIBITED

Exhibit C

Correspondence or notes regarding AMH's refusal

Gmail Josetta Singleton <singletonjosetta02@gmail.com>

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.

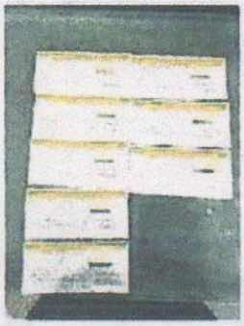
Thank you,

Josetta Singleton

129 Anthurium Drive
Summerville SC 29486
8435399538

2 attachments

789.jpg
3283K



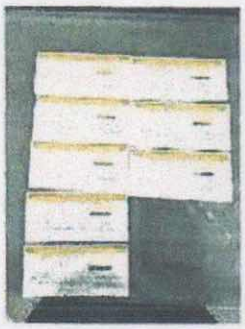
790.jpg
3382K

Josetta Singleton <singletonjosetta02@gmail.com> Fri, Jun 5, 2026 at 4:58 PM
To: "Goddard, Mark B." <mgoddard@turnerpadget.com>

[Quoted text hidden]

2 attachments

789.jpg
3283K



790.jpg
3382K

Exhibit D

Affidavit of Josetta Singleton

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

IN THE COURT OF COMMON PLEAS

AMH DEVELOPMENT, LLC/AH4R MANAGEMENT SC, LLC,

Plaintiff/Respondent,

v.

JOSETTA SINGLETON, JAYLA SINGLETON
and TINARRIS WILLIAMS,
Appellant.

FILED
2026 JUN -8 AM 11:27
CLERK OF COURT
BERKELEY COUNTY, SC

Case No. 2026-CP-08-00297

AFFIDAVIT OF JOSETTA SINGLETON IN SUPPORT OF EMERGENCY MOTION TO DETERMINE COMPLIANCE, ACCEPT TENDER, AND PERMIT DEPOSIT OF APPEAL BOND INTO COURT REGISTRY

Personally appeared before me, the undersigned Affiant, Josetta Singleton, who being first duly sworn, states under oath as follows:

1. I am the Appellant in the above-captioned matter and make this Affidavit based upon my personal knowledge.
2. I am representing myself pro se in these proceedings and am not an electronic filer.
3. As a pro se litigant, I rely upon service by mail and communications from the Clerk of Court regarding orders entered in my case.
4. On May 26, 2026, a hearing was held before the Honorable S. Bryan Doby concerning bond and stay issues related to my appeal.
5. Following the hearing, I actively attempted to determine the status of the Court's ruling and whether a written order had been entered.
6. Prior to learning of the Court's Order, I personally went to the Berkeley County Circuit Court and spoke with court personnel, including Sonya and Clerk Alexis, regarding the status of the Court's ruling.
7. During those inquiries, I was informed that the matter remained under advisement and that no final order had yet been issued.
8. Based upon the information provided to me, I reasonably understood that the Court had not yet entered a final order concerning the appeal bond.
9. I did not receive a copy of any signed order by mail before June 1, 2026.
10. I was not aware that an appeal bond order had been entered prior to June 5, 2026.
11. On June 5, 2026, I learned for the first time that the Court had entered an Order concerning the appeal bond.
12. Upon learning of the Order, I immediately acted to comply with its requirements.

13. I went to tender payment in accordance with the Court's Order as soon as I became aware of it.
14. AMH's Regional Manager, Tradd, informed me that the payment could not be accepted because it was allegedly due on June 1, 2026.
15. I explained that the Court's written Order had not been entered until June 4, 2026, and that I had only learned of the Order on June 5, 2026.
16. Despite my immediate and good-faith effort to comply with the Court's Order, the payment was refused.
17. At no time did I intentionally fail to comply with any Court order.
18. I have acted diligently throughout these proceedings and have consistently attempted to comply with all court requirements.
19. Any alleged noncompliance was not the result of willful disregard of the Court's authority but resulted from the lack of timely notice of the signed Order and AMH's refusal to accept payment once I became aware of the Order.
20. I remain ready, willing, and able to immediately deposit the required funds.
21. Depositing the appeal bond into the Registry of the Court would protect all parties, preserve the status quo, prevent further disputes concerning payment, and ensure compliance while appellate proceedings remain pending.
22. I respectfully request that this Court determine that I acted in good faith, find substantial compliance under the circumstances, accept my attempted tender, authorize deposit of the appeal bond into the Registry of the Court, and continue all stays presently in effect.
23. I further request any additional relief the Court deems just, equitable, and proper.

FURTHER AFFIANT SAYETH NOT.

Josetta Singleton

Josetta Singleton
Appellant, Pro Se

Sworn to before me this 7 day of June, 2026.

Notary Public for South Carolina Carrie A. Linder

My Commission Expires: 11/19/2031

Gmail Josetta Singleton <singletonjosetta02@gmail.com>

Ledger request

5 messages

Josetta Singleton <singletonjosetta02@gmail.com> Tue, May 26, 2026 at 12:21 PM
To: Tradd Shepard <tshepard@amh.com>, "Goddard, Mark B." <mgoddard@turnerpadget.com>

Dear Tradd,

Could you please send me the updated ledger that Mark had in court today?

Thank you for your assistance with this request.

Best regards,

Josetta Singleton

Tradd Shepard <tshepard@amh.com> Tue, May 26, 2026 at 12:25 PM
To: Josetta Singleton <singletonjosetta02@gmail.com>, "Goddard, Mark B." <mgoddard@turnerpadget.com>
Cc: Eric Powell <epowell@amh.com>

Josetta,

Please see the attached copy of the most recent ledger. Please note that June's utilities have not yet posted. Once they are posted to the account, I will email you an updated ledger.

Tradd Shepard

Senior Resident Manager

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

Email: tshepard@amh.com

amh

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

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From: Josetta Singleton <singletonjosetta02@gmail.com>
Sent: Tuesday, May 26, 2026 12:21 PM
To: Tradd Shepard <tshepard@amh.com>; Goddard, Mark B. <mgoddard@turnerpadget.com>
Subject: Ledger request

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t0573797_ResLedger (2).PDF
66K

Tradd Shepard <tshepard@amh.com> Wed, May 27, 2026 at 9:26 AM
To: Josetta Singleton <singletonjosetta02@gmail.com>, "Goddard, Mark B." <mgoddard@turnerpadget.com>
Cc: Eric Powell <epowell@amh.com>

Josetta,

You June utilities have now post to your account. Please see attached an updated ledger.

Tradd Shepard

Senior Resident Manager

Resident Ledger

Date: 05/26/2026

Code	t0573797	Property	sc15206	Lease From	11/22/2025
Name	.osetta 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, SC 29486	Phone (H)	(843) 539-9538	Phone (W)	

Date	Chg Code	Description	Charge	Payment	Balance	Chg/Rec
10/20/2025	appfee	Application Fee (.osetta 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 (.alaya 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 (.osetta 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 (.alaya 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 (.osetta 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 (.alaya 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 (.osetta 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 (.osetta 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 :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 :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 :LWF Select Home Transfer		50.00	800.00	17954613
10/24/2025	appfee	:Reverse Charge Ctrl#49609029 :LWF Select Home Transfer	(50.00)		750.00	49708710
10/24/2025	appfee	:Reverse Charge Ctrl#49609030 :LWF Select Home Transfer	(50.00)		700.00	49708711
10/24/2025	appfee	:Reverse Charge Ctrl#49609031 :LWF Select Home Transfer	(50.00)		650.00	49708712
10/24/2025	appfee	:Reverse Charge Ctrl#49609032 :LWF Select Home Transfer	(50.00)		600.00	49708713
10/24/2025	appfee	:Reverse Charge Ctrl#49708714 :LWF Select Home Transfer	(50.00)		550.00	49708718
10/24/2025	appfee	:Reverse Charge Ctrl#49708715 :LWF Select Home Transfer	(50.00)		500.00	49708719
10/24/2025	appfee	:Reverse Charge Ctrl#49708716 :LWF Select Home Transfer	(50.00)		450.00	49708720
10/24/2025	appfee	:Reverse Charge Ctrl#49708717 :LWF Select Home Transfer	(50.00)		400.00	49708721
11/10/2025	appfee	:Reverse Charge Ctrl#49708722 :LWF Select Home Transfer	(50.00)		350.00	50080200
11/10/2025	appfee	:Reverse Charge Ctrl#49708723 :LWF Select Home Transfer	(50.00)		300.00	50080201

11/10/2025	appfee	:Reverse Charge Ctrl#49708724 :LWF Select Home Transfer	(50.00)		250.00	50080202
11/10/2025	appfee	:Reverse Charge Ctrl#49708725 :LWF Select Home Transfer	(50.00)		200.00	50080203
11/10/2025	appfee	:Reverse Charge Ctrl#50080204 :LWF Select Home Transfer	(50.00)		150.00	50080209
11/10/2025	appfee	:Reverse Charge Ctrl#50080205 :LWF Select Home Transfer	(50.00)		100.00	50080210
11/10/2025	appfee	:Reverse Charge Ctrl#50080206 :LWF Select Home Transfer	(50.00)		50.00	50080211
11/10/2025	appfee	:Reverse Charge Ctrl#50080207 :LWF 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	utlelect	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	utltra	Trash - 11/22/25-11/30/25	4.89		2,675.38	50768873
01/01/2026	utltra	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	utlelect	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	utlsew	Sewer - 11/22/25-11/25/25	5.68		6,157.73	51312447
02/01/2026	utlsew	Sewer - 11/26/25-12/25/25	44.00		6,201.73	51312448
02/01/2026	utltra	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	utlelect	Electric - 01/06/26-02/05/26	303.00		903.00	51869133
03/01/2026	utilfee	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	utlelect	Electric - 02/05/26-03/08/26	281.00		2,984.29	52406802
04/01/2026	utilfee	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	utlelect	Electric - 03/08/26-04/07/26	209.00		3,322.52	52989947
05/01/2026	utilfee	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

Resident Ledger

Date: 05/29/2026

Code	t0573797	Property	sc15206	Lease From	11/22/2025
Name	.osetta 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, SC 29486	Phone (H)	(843) 539-9538	Phone (W)	

Date	Chg Code	Description	Charge	Payment	Balance	Chg/Rec
10/20/2025	appfee	Application Fee (.osetta 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 (.alaya 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 (.osetta 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 (.alaya 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 (.osetta 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 (.alaya 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 (.osetta 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 (.osetta 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 (.alaya 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 :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 :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 :LWF Select Home Transfer		50.00	800.00	17954613
10/24/2025	appfee	:Reverse Charge Ctrl#49609029 :LWF Select Home Transfer	(50.00)		750.00	49708710
10/24/2025	appfee	:Reverse Charge Ctrl#49609030 :LWF Select Home Transfer	(50.00)		700.00	49708711
10/24/2025	appfee	:Reverse Charge Ctrl#49609031 :LWF Select Home Transfer	(50.00)		650.00	49708712
10/24/2025	appfee	:Reverse Charge Ctrl#49609032 :LWF Select Home Transfer	(50.00)		600.00	49708713
10/24/2025	appfee	:Reverse Charge Ctrl#49708714 :LWF Select Home Transfer	(50.00)		550.00	49708718
10/24/2025	appfee	:Reverse Charge Ctrl#49708715 :LWF Select Home Transfer	(50.00)		500.00	49708719
10/24/2025	appfee	:Reverse Charge Ctrl#49708716 :LWF Select Home Transfer	(50.00)		450.00	49708720
10/24/2025	appfee	:Reverse Charge Ctrl#49708717 :LWF Select Home Transfer	(50.00)		400.00	49708721
11/10/2025	appfee	:Reverse Charge Ctrl#49708722 :LWF Select Home Transfer	(50.00)		350.00	50080200
11/10/2025	appfee	:Reverse Charge Ctrl#49708723 :LWF Select Home Transfer	(50.00)		300.00	50080201

11/10/2025	appfee	:Reverse Charge Ctrl#49708724 :LWF Select Home Transfer	(50.00)		250.00	50080202
11/10/2025	appfee	:Reverse Charge Ctrl#49708725 :LWF Select Home Transfer	(50.00)		200.00	50080203
11/10/2025	appfee	:Reverse Charge Ctrl#50080204 :LWF Select Home Transfer	(50.00)		150.00	50080209
11/10/2025	appfee	:Reverse Charge Ctrl#50080205 :LWF Select Home Transfer	(50.00)		100.00	50080210
11/10/2025	appfee	:Reverse Charge Ctrl#50080206 :LWF Select Home Transfer	(50.00)		50.00	50080211
11/10/2025	appfee	:Reverse Charge Ctrl#50080207 :LWF 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	utlelect	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	utltra	Trash - 11/22/25-11/30/25	4.89		2 675.38	50768873
01/01/2026	utltra	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	utlelect	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	utlsew	Sewer - 11/22/25-11/25/25	5.68		6 157.73	51312447
02/01/2026	utlsew	Sewer - 11/26/25-12/25/25	44.00		6 201.73	51312448
02/01/2026	utltra	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	utlelect	Electric - 01/06/26-02/05/26	303.00		913.49	51869133
03/01/2026	utilfee	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	utlelect	Electric - 02/05/26-03/08/26	281.00		2.984.29	52406802
04/01/2026	utilfee	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	utlelect	Electric - 03/08/26-04/07/26	209.00		3.322.52	52989947
05/01/2026	utilfee	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	utlelect	Electric - 04/07/26-05/07/26	197.00		7.294.77	53482757
06/01/2026	utilfee	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

Gmail Josetta Singleton <singletonjosetta02@gmail.com>

Updated ledger

2 messages

Josetta Singleton <singletonjosetta02@gmail.com> Wed, Jun 10, 2026 at 9:34 AM
To: Tradd Shepard <tshepard@amh.com>

Good morning Tradd,

Could you please provide an updated ledger for 129 Anthurium Drive. I would like to review the most recent transactions and the current balance.

Thank you for your assistance.

Best regards,

Josetta Singleton

Tradd Shepard <tshepard@amh.com> Wed, Jun 10, 2026 at 9:53 AM
To: Josetta Singleton <singletonjosetta02@gmail.com>

Good morning,

Please see attached.

Tradd Shepard

Senior Resident Manager

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

Email: tshepard@amh.com

amh

AMH, AMH Living, American Homes 4 Rent

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

amh.com

Resident Ledger

Date: 06/10/2026

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, SC 29486	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 :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 :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 :LWF Select Home Transfer		50.00	800.00	17954613
10/24/2025	appfee	:Reverse Charge Ctrl#49609029 :LWF Select Home Transfer	(50.00)		750.00	49708710
10/24/2025	appfee	:Reverse Charge Ctrl#49609030 :LWF Select Home Transfer	(50.00)		700.00	49708711
10/24/2025	appfee	:Reverse Charge Ctrl#49609031 :LWF Select Home Transfer	(50.00)		650.00	49708712
10/24/2025	appfee	:Reverse Charge Ctrl#49609032 :LWF Select Home Transfer	(50.00)		600.00	49708713
10/24/2025	appfee	:Reverse Charge Ctrl#49708714 :LWF Select Home Transfer	(50.00)		550.00	49708718
10/24/2025	appfee	:Reverse Charge Ctrl#49708715 :LWF Select Home Transfer	(50.00)		500.00	49708719
10/24/2025	appfee	:Reverse Charge Ctrl#49708716 :LWF Select Home Transfer	(50.00)		450.00	49708720
10/24/2025	appfee	:Reverse Charge Ctrl#49708717 :LWF Select Home Transfer	(50.00)		400.00	49708721
11/10/2025	appfee	:Reverse Charge Ctrl#49708722 :LWF Select Home Transfer	(50.00)		350.00	50080200
11/10/2025	appfee	:Reverse Charge Ctrl#49708723 :LWF Select Home Transfer	(50.00)		300.00	50080201

03/01/2026	utlelect	Electric - 01/06/26-02/05/26	363.00		903.00	51869133
03/01/2026	utilfee	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	utlelect	Electric - 02/05/26-03/08/26	281.00		2,984.29	52406802
04/01/2026	utilfee	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
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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	utlelect	Electric - 03/08/26-04/07/26	209.00		3,322.52	52989947
05/01/2026	utilfee	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	utlelect	Electric - 04/07/26-05/07/26	197.00		7,294.77	53482757
06/01/2026	utilfee	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

LEAH GUERRY DUPREE
Clerk of Court, Berkeley County
P.O. Box 219
Moncks Corner, SC 29461-0219

Return Service Requested

CP-GS

Josetta Singleton
129 Anthurium Drive
Summerville, SC 29486

29486$2938 R054

Quadient
FIRST-CLASS MAIL
PRSPT - IMI
$000.64
US POSTAGE

Exhibit C

June 4, 2026 Appeal Bond Order + the June 5 evidence showing you attempted to tender the money

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:

On May 26, 2026, an in-person hearing was held on Plaintiff's Motion to Stay. Plaintiff's appearing pro se and Defendant's counsel presented arguments in front of Judge Doby.
After careful consideration of the arguments presented, the Court Orders an Appeal bond of $3,977.25 to be due on June 1, 2026, payable to the landlord directly. The Court also, orders a bond of $2,494.50 plus all utilities to be paid on the first of the month starting June 1, 2026. The Court also grants a stay of the proceedings in accordance with the order of the Court of Appeals. 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 06/04/2026 .

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

ELECTRONICALLY FILED - 2026 Jun 04 10:44 AM - BERKELEY - COMMON PLEAS - CASE#2026CP0800297

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), SCRCP.

ELECTRONICALLY FILED - 2026 Jun 04 10:44 AM - BERKELEY - COMMON PLEAS - CASE#2026CP0800297

ELECTRONICALLY FILED - 2026 Jun 04 10:44 AM - BERKELEY - COMMON PLEAS - CASE#2026CP0800297

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

So Ordered

S. Bryan Doby, Circuit Court Judge, No. 2784

Gmail

Josetta Singleton <singletonjosetta02@gmail.com>

Documentation of Attempt to Pay Appeal Bond

2 messages

Josetta Singleton <singletonjosetta02@gmail.com>
To: Tradd Shepard <tshepard@amh.com>

Fri, Jun 5, 2026 at 4:57 PM

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.

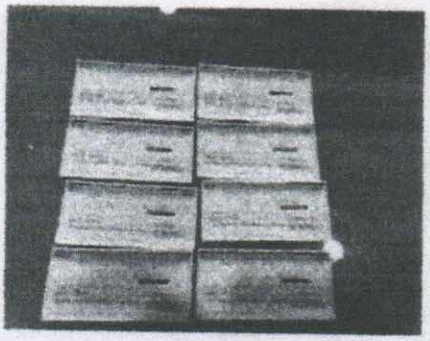
Please confirm receipt of this email and advise how I should proceed with making the appeal bond payment once authorization is provided.

Thank you,

Josetta Singleton

129 Anthurium Drive
Summerville SC 29486
8435399538

2 attachments



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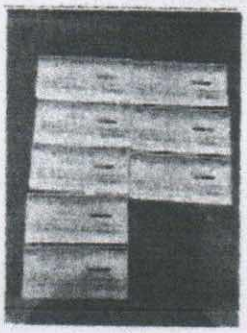


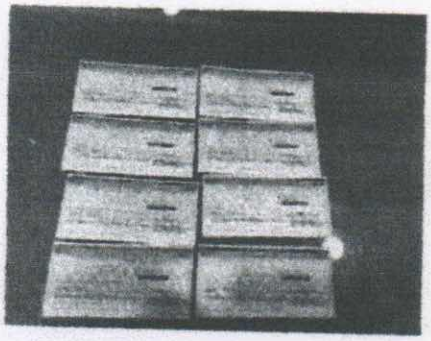
790.jpg
3382K

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

Fri, Jun 5, 2026 at 4:58 PM

[Quoted text hidden]

2 attachments



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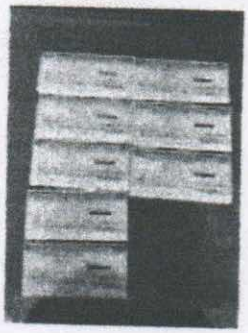
3283K



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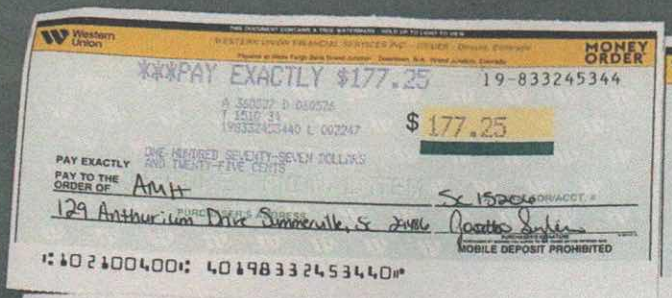


Western Union — WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado — MONEY ORDER

***PAY EXACTLY $177.25 — 19-833245344

A 360527 D 060526
T 1510 34
198332453440 L 002247

$ 177.25

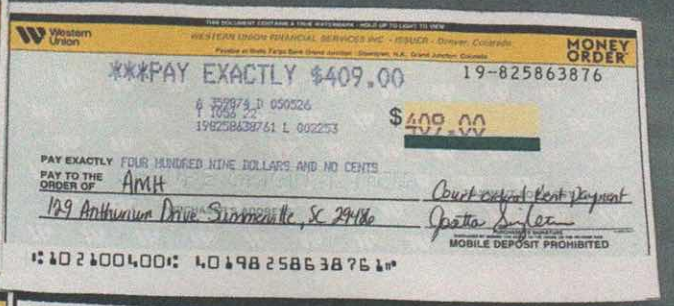
PAY EXACTLY ONE HUNDRED SEVENTY-SEVEN DOLLARS AND TWENTY-FIVE CENTS

PAY TO THE ORDER OF AMH — SC 15206

129 Anthurium Drive Summerville, SC 29486 — Gosetta Sylvester

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198332453440⑈



Western Union — WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado — MONEY ORDER

***PAY EXACTLY $409.00 — 19-825863876

A 359874 D 050526
T 1056 22
198258638761 L 002253

$ 409.00

PAY EXACTLY FOUR HUNDRED NINE DOLLARS AND NO CENTS

PAY TO THE ORDER OF AMH — Court ordered Rent payment

129 Anthurium Drive Summerville, SC 29486 — Gosetta Sylvester

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198258638761⑈

Western Union — WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado — MONEY ORDER

***PAY EXACTLY $500.00 — 19-825870202

A 360527 D 050426
T 1227 29
198258702022 L 002247

$ 500.00

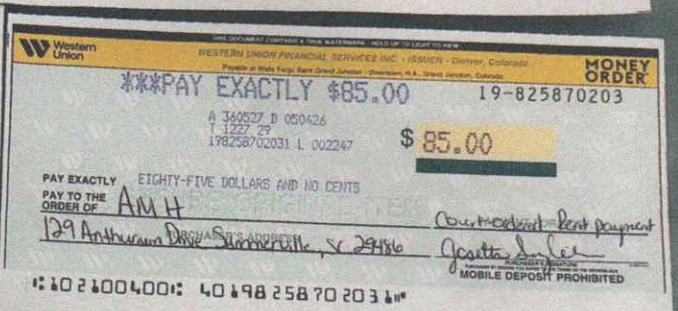
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF AMH — Court ordered Rent payment

129 Anthurium Drive Summerville, SC 29486 — Gosetta Sylvester

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198258702022⑈



Western Union — WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado — MONEY ORDER

***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 — Court ordered Rent payment

129 Anthurium Drive Summerville, SC 29486 — Gosetta Sylvester

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198258702031⑈

Western Union — WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado — MONEY ORDER

***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 — Court ordered Rent payment

129 Anthurium Drive Summerville, SC 29486 — Gosetta Sylvester

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198258702004⑈

Western Union — WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado — MONEY ORDER

***PAY EXACTLY $500.00 — 19-825870201

A 360527 D 050426
T 1227 29
198258702013 L 002247

$ 500.00

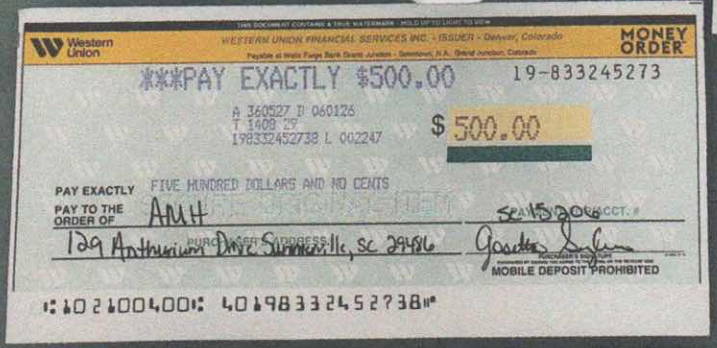
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF AMH — Court ordered Rent payment

129 Anthurium Drive Summerville, SC 29486 — Gosetta Sylvester

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198258702013⑈



Western Union — WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado — MONEY ORDER

***PAY EXACTLY $500.00 — 19-833245273

A 360527 D 060126
T 1408 29
198332452738 L 002247

$ 500.00

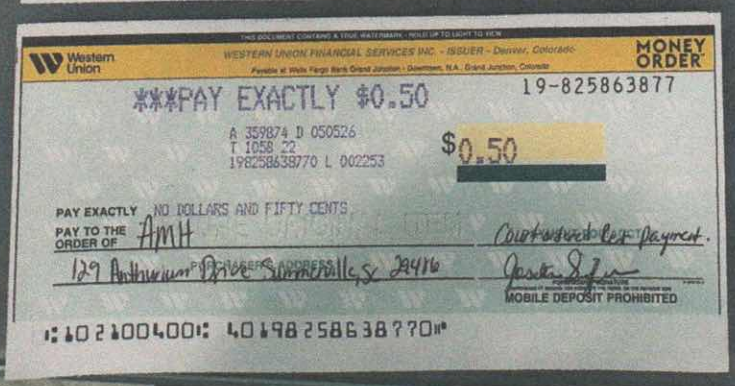
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF AMH — SC 15206

129 Anthurium Drive Summerville, SC 29486 — Gosetta Sylvester

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198332452738⑈



Western Union — WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado — MONEY ORDER

***PAY EXACTLY $0.50 — 19-825863877

A 359874 D 050526
T 1058 22
198258638770 L 002253

$ 0.50

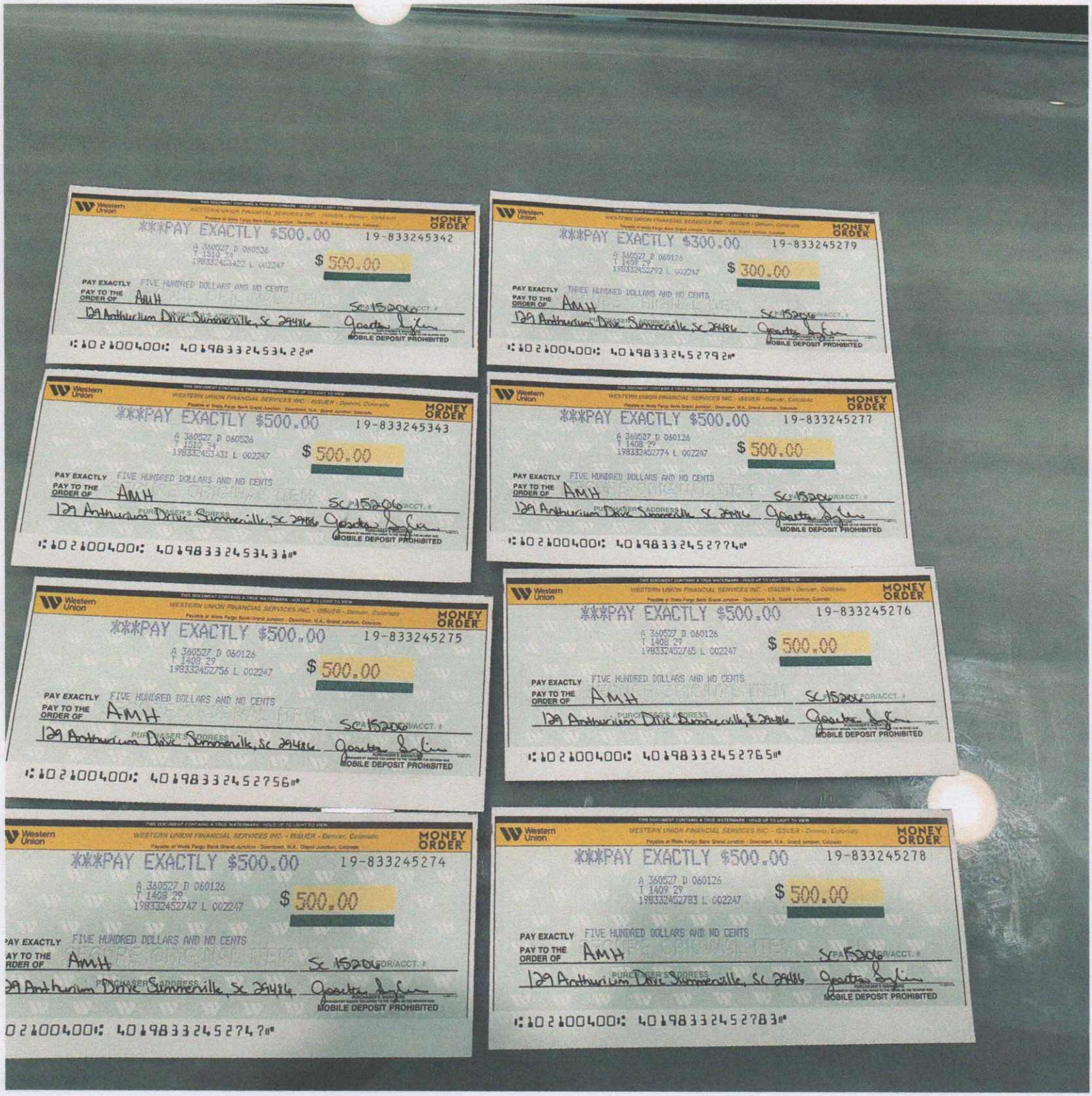
PAY EXACTLY NO DOLLARS AND FIFTY CENTS

PAY TO THE ORDER OF AMH — Court ordered Rent payment.

129 Anthurium Drive Summerville, SC 29486 — Gosetta Sylvester

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40198258638770⑈



Western Union — MONEY ORDER — 19-833245342
***PAY EXACTLY $500.00
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive Summerville, SC 29486
MOBILE DEPOSIT PROHIBITED

Western Union — MONEY ORDER — 19-833245279
***PAY EXACTLY $300.00
$ 300.00
PAY EXACTLY THREE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive Summerville, SC 29486
MOBILE DEPOSIT PROHIBITED

Western Union — MONEY ORDER — 19-833245343
***PAY EXACTLY $500.00
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive Summerville, SC 29486
MOBILE DEPOSIT PROHIBITED

Western Union — MONEY ORDER — 19-833245277
***PAY EXACTLY $500.00
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive Summerville, SC 29486
MOBILE DEPOSIT PROHIBITED

Western Union — MONEY ORDER — 19-833245275
***PAY EXACTLY $500.00
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive Summerville, SC 29486
MOBILE DEPOSIT PROHIBITED

Western Union — MONEY ORDER — 19-833245276
***PAY EXACTLY $500.00
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive Summerville, SC 29486
MOBILE DEPOSIT PROHIBITED

Western Union — MONEY ORDER — 19-833245274
***PAY EXACTLY $500.00
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive Summerville, SC 29486
MOBILE DEPOSIT PROHIBITED

Western Union — MONEY ORDER — 19-833245278
***PAY EXACTLY $500.00
$ 500.00
PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF AMH
129 Anthurium Drive Summerville, SC 29486
MOBILE DEPOSIT PROHIBITED

FORM 7
PROOF OF SERVICE OF A NOTICE OF APPEAL

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

RECEIVED
Sep 01 2026
SC Court of Appeals

APPEAL FROM BERKELEY COUNTY
Court of Common Pleas

S.Bryan Doby, Circuit Court Judge

Case No. 2026-000958

JOSETTA SINGLETON,
JAYLA SINGETON AND
TINARRIS WILLIAMS,
,
Appellants,

v.

AMH DEVELOPMENT, LLC/
AH4R MANAGEMENT SC, LLC, Respondent.

PROOF OF SERVICE

I certify that I have served a copy of the foregoing **Appellants' Motion for Clarification and for Relief Regarding the June 4, 2026 Appeal Bond Order and June 18, 2026 Filing** upon counsel for Respondent, Mark Brandon Goddard by Mail on this 1 day of September, 2026.

September 1, 2026

s/ Josetta Singleton
Jayla Singleton
Tinarris Williams

Josetta Singleton
Jayla Singleton
Tinarris Williams
129 Anthurium Drive
Summerville, South Carolina 29486
843-539-9538, 843-739-8717,
843-539-6250
Pro Se