

CONTRACT/FRAUD MISREPRESENTATION

Date of Trial: 7/9/07

Sex and Age: Plaintiff: Male and Female in their 30's

Last demand before trial: Defendants 1 & 2: unknown; Defendant #3:
\$75,000.00

Last offer before trial: Defendants 1 & 2: unknown; Defendant #3: \$7,500.00

Verdict: For the Plaintiff \$85,000.00

Diminution of value of property: \$20,000.00

Deprivation of enjoyment of property: \$25,000.00

Inconvenience and discomfort: \$40,000.00

Out of pocket expense: \$0.00

Jury also found punitive damages against Defendant #1 but the conduct was not specifically directed at the Plaintiff

Comparative Fault:

Defendant #1: 49% \$41,650.00

Defendant #2: 23% \$19,550.00

Defendant #3: 23% \$19,550.00

Specifics: Plaintiffs contend that Defendant #1 breached their purchase agreement and fraudulently or negligently misrepresented that this property was not on a flood plain. Plaintiff contends that Defendant #2 was negligent in failing to include in their appraisal that the property they were purchasing was in a flood plain. Plaintiff contends Defendant #3 was negligent in failing to determine and/or tell Plaintiffs that the property they were purchasing was located in a flood plain.

Date of Trial: 8/20/07

Sex and Age: Plaintiff: Male and female ages 44/47

Last demand before trial: unknown

Last offer before trial: unknown

Verdict: For the Plaintiffs

Each granted \$100.00 in statutory damages

\$8,029.91 actual damages for Credit Code or unlawful debt collection

\$1,531.01 UCC claims

\$15,100 Attorney Fees

\$143.20 Expenses

TOTAL: \$25,004.12

Comparative Fault:

Specifics: Plaintiff alleged that Defendant violated the Iowa Consumer Credit Code and/or the Iowa Debt Collection Practices Act in an attempt to obtain payment from and/or in repossession of a vehicle purchased by Plaintiff through Defendants.

Date of Trial: 7/21/08

Sex and Age: Plaintiff: Male and female age's unknown/Defendant: Male and female age's unknown

Last demand before trial: unknown

Last offer before trial: unknown

Verdict: For the Defendants

Comparative Fault:

Specifics: Plaintiff claims there were inaccuracies and omissions in their statement disclosure form and misrepresented the property (breach of contract)

Date of Trial: 4/20/09

Sex and Age: Plaintiff: Female age 41

Last demand before trial: \$75,000.00

Last offer before trial: \$15-20,000.00

Verdict: For the Plaintiffs

Against Def #1 \$53,895.00 plus interest

Against Def #1 \$5,000.00 plus interest

Against Def #1 \$10,000.00 plus interest

Against Def #1 \$15,000.00 plus interest

Against Def #2 \$5,000.00 plus interest

Comparative Fault:

Specifics: Plaintiff hired Defendant because of financial difficulties. Plaintiff's business income is brought to the Defendant to be distributed and the Plaintiff alleged a misappropriation of those funds

Date of Trial: 11/16/09

Sex and Age: Defendants: Male age 55 and female age 55

Last demand before trial: \$40,000.00

Last offer before trial: None

Verdict: For the Plaintiffs \$39,752.94 (actual damages)

Mowing Charges: \$1047.00

Developer Expenses paid by homeowners: \$25,601.96

Payments for other projects: \$6,030.58

Payments without supporting invoice: \$7,073.40

Comparative Fault:

Specifics: Jury found that the Defendants breached their fiduciary duty as directors of the homeowner's association and also that they were guilty of constructive fraud

Date of Trial: 3/8/10

Sex and Age: Plaintiff: Female age unknown/Defendant: Male age unknown

Last demand before trial: unknown

Last offer before trial: unknown

Verdict: For the Plaintiff \$700.00

Comparative Fault:

Specifics:

Date of Trial: 11/7/11

Sex and Age: N/A

Last demand before trial: No demand

Last offer before trial: No offer

Verdict: For the Defendant

Comparative Fault:

Specifics: Negligent misrepresentation and fraud of a commercial business purchase

Date of Trial: 8/12/13

Sex and Age: Plaintiff: male 66, male 62 / Deft: Ø

Last demand before trial:

Last offer before trial:

Verdict: for Deft

Comparative Fault:

Specifics: Breach of contract/misrepresentation re: recreation vehicle purchase

Date of Trial:

Sex and Age:

Last demand before trial:

Last offer before trial:

Verdict:

Comparative Fault:

Specifics: