

## 1 IN THE IOWA DISTRICT COURT FOR CERRO GORDO COUNTY

2 RAY D. PATTERSON,  
3 Plaintiff(s),

)

LACV073714

4 v.

)

VERDICT FORM(S)

5 JASON SENCER and LAURA SENCER,  
6 Defendant(s).

)

)

)

7  
8 We find the following verdicts on all of the counts submitted to us:9  
10 **COUNT I – breach of contract**11 **Question no. 1:** Has Patterson proven all of the elements of breach of  
12 contract as set out in Instruction No. 11?13  
14 YES \_\_\_\_\_15 NO X \_\_\_\_\_16  
17 If your answer is YES, then answer question no. 2. If your answer is NO,  
18 then skip question no. 2 and proceed to the next Count.19  
20 **Question no. 2:** What amount do you award Patterson for the Sencers'  
21 breach of contract?22  
23 ANSWER \$ \_\_\_\_\_24  
25

**COUNT II – fraudulent misrepresentation**

**Question no. 1:** Has Patterson proven all of the elements of fraudulent misrepresentation as set out in Instruction No. 14?

YES           NO      X     

If your answer is YES, then answer question no. 2. If your answer is NO, then skip question no. 2 and proceed to the next Count.

**Question no. 2:** What amount do you award Patterson for the Sencers' fraudulent misrepresentation?

ANSWER \$

**COUNT III – fraudulent nondisclosure**

**Question no. 1:** Has Patterson proven all of the elements of fraudulent nondisclosure as set out in Instruction No. 15?

YES \_\_\_\_\_

NO X \_\_\_\_\_

If your answer is YES, then answer question no. 2. If your answer is NO, then skip question no. 2 and proceed to the next Count.

**Question no. 2:** What amount do you award Patterson for the Sencers' fraudulent nondisclosure?

ANSWER \$ \_\_\_\_\_

**COUNT IV – negligent misrepresentation**

**Question no. 1:** Has Patterson proven all of the elements of negligent misrepresentation as set out in Instruction No. 23?

YES X

NO \_\_\_\_\_

If your answer is YES, then answer question no. 2. If your answer is NO, then skip question no. 2 and proceed to the next Count.

**Question no. 2:** What amount do you award Patterson for the Sencers' negligent misrepresentation?

ANSWER \$ 30,400

**COUNT V – violation of statutory duty to disclose**

**Question no. 1:** Has Patterson proven all of the elements of violation of Iowa Code Section 558.4 as set out in Instruction No. 27?

YES XNO           

If your answer is YES, then answer question no. 2. If your answer is NO, then skip question no. 2 and proceed to the next Count.

**Question no. 2:** What amount do you award Patterson for the Sencers' violation of Iowa Code Section 558.4?

ANSWER \$ 30,400

**COUNT VI – consumer fraud**

**Question no. 1:** Has Patterson proven all of the elements of consumer fraud as set out in Instruction No. 28?

YES \_\_\_\_\_

NO X \_\_\_\_\_

If your answer is YES, then answer question no. 2. If your answer is NO, then skip question no. 2 and proceed to the next Count.

**Question no. 2:** What amount do you award Patterson for the Sencers' consumer fraud?

ANSWER \$ \_\_\_\_\_

**COUNT VII – breach of implied warranty of workmanship**

**Question no. 1:** Has Patterson proven all of the elements of breach of implied warranty of workmanship as set out in Instruction No. 29?

YES \_\_\_\_\_

NO X \_\_\_\_\_

If your answer is YES, then answer question no. 2. If your answer is NO, then skip question nos. 2 & 3 and proceed to the next Count.

**Question no. 2:** What amount do you award Patterson for the Sencers' breach of implied warranty of workmanship?

ANSWER \$ \_\_\_\_\_

**Question no. 3:** Are any of these damages not related to water and mold? If so, what is the amount of damages not related to water and mold?

ANSWER \$ \_\_\_\_\_



**SIGNATURE PAGE**

If your verdict is unanimous, then only the foreperson needs to sign the verdict form. If you have deliberated for six hours or more and the verdict is not unanimous but is agreed to by seven jurors, then the foreperson must sign, and the seven jurors who agree to the verdict must sign.

(check here) X This verdict is unanimous.

Nick Helps  
Foreperson

**OR**

(check here) \_\_\_\_\_ This verdict is agreed upon by seven jurors. (The foreperson will sign twice if they are one of the seven jurors who agree.)

\_\_\_\_\_  
Foreperson

\_\_\_\_\_  
Juror

\_\_\_\_\_  
Juror

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Juror

\_\_\_\_\_  
Juror



## IN THE IOWA DISTRICT COURT FOR CERRO GORDO COUNTY

RAY D. PATTERSON,	)	
Plaintiff(s),	)	LACV073714
	)	
v.	)	VERDICT ENTRY
	)	
JASON SENCER and LAURA SENCER,	)	
Defendant(s).	)	

This matter came to the court for trial beginning May 20, 2025. Plaintiff appeared personally and by counsel Jordan Talsma. Defendants appeared personally and by counsel Shaun Thompson.

The matter was submitted to the jury for deliberation at approximately 4:30 p.m. on May 23 . At approximately 1:00 p.m. on May 24, the jury returned unanimous forms of verdict answering that Patterson has not proven all of the elements of:

Count I	breach of contract
Count II	fraudulent misrepresentation
Count III	fraudulent nondisclosure
Count VI	consumer fraud
Count VII	breach of implied warranty of workmanship

The jury returned unanimous forms of verdict answering that Patterson had proven all of the elements of:

Count IV	negligent misrepresentation
Count V	violation of statutory duty to disclose

As to Counts IV and V, the jury assessed damages in the same amount, that being \$30,400.

Pursuant to the jury's verdict, the Court ORDERS as follows:

1. Judgment is hereby entered in favor of Plaintiff Ray D. Patterson and against Defendants Jason Sencer and Laura Sencer, jointly and severally, in the amount of \$30,400
2. Interest shall accrue at the statutory judgment rate of 6.00% from and after the date of the filing of the plaintiffs' petition. See Iowa Code §§ 535.3, 668.13.

3. Court costs will be assessed against Defendants, jointly and severally.



State of Iowa Courts

**Case Number**  
LACV073714

**Case Title**  
(CDW)RAY D. PATTERSON V. JASON SENCER & LAURA  
SENCER  
**Type:** ORDER FOR JUDGMENT

So Ordered

A handwritten signature in black ink, appearing to read "Colleen Weiland", is written over a horizontal line.

Colleen Weiland, District Court Judge,  
Second Judicial District of Iowa

Electronically signed on 2025-05-28 17:33:59