

SWORN COMPLAINT FOR EVICTION

IN THE JUSTICE COURT, PRECINCT _____, TARRANT COUNTY, TEXAS

CASE NO. _____

COURT DATE: _____

Suit for: Unpaid Rent Possession Only

Bond for Possession Attached: Yes No

PLAINTIFF: _____

(Landlord/Owner Name)

VS.

DEFENDANT(S): _____

Monthly Rent \$ _____

Subsidy (if any) \$ _____

Tenant's Portion \$ _____

OR Fair Market Value (if no established rent) \$ _____

AND ALL OCCUPANTS

1. **COMPLAINT:** Plaintiff (Landlord) hereby complains of the defendant(s) named above for eviction of plaintiff's premises (including storerooms and parking areas) located in the above precinct. Address of the property is:

Street Address Unit No. (if any) City State Zip

2. **SERVICE OF CITATION:** Service is requested on defendants by personal service at the premises or by alternative service as allowed by the Texas Justice Court Rules of Court. Other address(es) for service of papers (if known) are:

3. **UNPAID RENT AS GROUNDS FOR EVICTION:** Total delinquent rent as of date of filing is: \$ _____

* Plaintiff reserves the right to orally amend the amount at trial to include rent due from the date of filing through the date of trial.

Defendant(s) failed to pay rent for the following time period(s): _____

1. Has Defendant been previously late on rent in current lease agreement? Yes No

2. If no, was Defendant given a Notice to Pay Rent or Vacate (Pay or Quit)? Yes No

4. **HOLDOVER AS GROUNDS FOR EVICTION:** Defendant(s) are unlawfully holding over since they failed to vacate at the end of the rental term or renewal of extension period, which was the _____ day of _____, 20____.

5. **SQUATTER:** Defendant(s) never had a right to possess the property and are unlawfully occupying the premises after a demand to surrender possession given on _____ day of _____, 20____. Plaintiff has or has not attached a Motion for Summary Disposition.

6. **OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS:** Lease Violations (if other than non-paid rent – list lease violations)

7. **NOTICE TO VACATE:** Written notice was given to defendant(s) on the _____ day of _____ by the following method:

Mail (first class, registered, certified, delivery service)

Delivery to inside of premises, in a conspicuous place

Hand delivery to any tenant 16 years or older

Electronic communication (must be agreed to in writing)

Oral (only if squatter suit) Other method _____

8. **ATTORNEY'S FEES:** Plaintiff will be or will NOT be seeking applicable attorney fees. Attorney's name, address phone & fax numbers are: _____

9. **BOND FOR POSSESSION:** If Plaintiff has filed a bond for possession, plaintiff requests (1) that the amount of plaintiff's bond and defendant's counter bond be set, (2) that plaintiff's bond be approved by the Court, and (3) that proper notices as required by the Texas Justice Court Rules are given to Defendant(s).

REQUEST FOR JUDGMENT: Plaintiff prays that defendant(s) be served with citation and that plaintiff have judgment against defendant(s) for: possession of premises, including removal of defendants and defendants' possessions from the premises, unpaid rent IF set forth above, attorney's fees (if applicable under law), court costs, and interest on the above sums at the rate stated in the rental contract, or if not so stated, at the statutory rate for judgments under the Texas Finance Code Chapter 304

I hereby give my consent for all correspondence to be sent to my email address which is:

Petitioner's Printed Name

Signature of Plaintiff (Landlord/Property Owner)

DEFENDANT(S) INFORMATION (if known):

Address of Plaintiff (Landlord/Property Owner)

DATE OF BIRTH: _____

City State Zip

*LAST 3 NUMBERS OF DRIVER LICENSE: _____

*LAST 3 NUMBERS OF SOCIAL SECURITY: _____

Phone & Fax No. of Plaintiff (Landlord/Property Owner)

DEFENDANT'S PHONE NUMBER: _____

Sworn to and subscribed before me this _____ day of _____, 20_____

Clerk of Justice Court or Notary