

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

COURT DATE: _____

☐ **Possession Only**

(Landlord/Owner Name)

(if no established rent) \$ _____

DEFENDANT(S): _____

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:

2. The Owner/Lienholder of the manufactured home or recreational vehicle and address is:

3. **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:

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

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

5. ☐ **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_____.

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

7. **NOTICE TO CURE & NOTICE TO VACATE:** Plaintiff has given defendant(s) a written notice to cure. Such notices were delivered to defendants on the _____ day of _____, 20____ by personal delivery or by mail. The time to cure has passed and Defendant has not cured. Plaintiff has given Defendants written notice to *vacate* and demand for possession. Such notices, which may be delivered at the same time were delivered on the _____ day of _____, 2____ and delivered by: _____.

8. **ATTORNEY 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).

10. **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:

Signature of Plaintiff (Landlord/Property Owner)

Address of Plaintiff (Landlord/Property Owner)

City _____ State _____ Zip _____

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

My Name (Landlord/Property Owner) is _____. My date of birth is _____, and my address is _____ (Street), _____ (City), _____ (State), _____ (Zip Code), and _____ (County).

DECLARATION: I declare under penalty of perjury that the foregoing is true and correct

Executed in Tarrant County, State of Texas, on the _____ day of _____ (Month), _____ (Year).

Signature of Declarant