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): _____

_____

□ **AND ALL OCCUPANTS**

Monthly Rent (required) $_____

Subsidy (if any) $_____

Tenant's Portion $_____

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

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: _____

*LAST 3 NUMBERS OF DRIVER LICENSE: _____ City State Zip

*LAST 3 NUMBERS OF SOCIAL SECURITY: _____

DEFENDANT'S PHONE NUMBER: _____ 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