

**SWORN COMPLAINT FOR EVICTION**  
**IN THE JUSTICE COURT, PRECINCT 2, TARRANT COUNTY, TEXAS**

**CASE NO.** \_\_\_\_\_

**Suit for:**  **Unpaid Rent**  **Possession Only**

**Bond for Possession Attached:**  **Yes**  **No**

**PLAINTIFF:** \_\_\_\_\_

(Landlord/Owner Name)

**VS.**

**DEFENDANT(S):** \_\_\_\_\_

<b>Rental Subsidy (if any)</b>	<b>\$</b> _____
<b>Tenant's Portion</b>	<b>\$</b> _____
<b>Total Monthly Rent</b>	<b>\$</b> _____
<b>OR Fair Market Value</b>	<b>\$</b> _____

**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: \$ \_\_\_\_\_

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

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

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

**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.**

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 or extension period, which was the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

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

6. **NOTICE TO VACATE:** (Chapter 24.005 of Texas Property Code) Written notice was given to defendant(s) on \_\_\_\_\_ 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)  
 Other method \_\_\_\_\_

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

8. **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).

9. **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, 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:**

**OPTION 1: DECLARATION: I declare under penalty of perjury that the foregoing is true and correct.**

**OPTION 2: Must be signed in front of a Notary Public or a clerk of the Justice Court**

Petitioner's Printed Name \_\_\_\_\_

Signature of Plaintiff (Landlord/Property Owner) or Agent \_\_\_\_\_

**DEFENDANT(S) INFORMATION (if known):** \_\_\_\_\_

Address of Plaintiff (Landlord/Property Owner) or Agent \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

\*LAST 3 NUMBERS OF DRIVER LICENSE: \_\_\_\_\_

Phone & Fax No. of Plaintiff (Landlord/Property Owner) or agent \_\_\_\_\_

\*LAST 3 NUMBERS OF SOCIAL SECURITY: \_\_\_\_\_

DEFENDANT'S PHONE NUMBER: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

CLERK OF THE JUSTICE COURT OR NOTARY