

EVICTIION PETITION
IN THE JUSTICE COURT, PRECINCT 4, TARRANT COUNTY, TEXAS

CASE NO. _____

COURT DATE: _____

PLAINTIFF: _____

Suit for: ☐ Unpaid Rent
☐ Possession Only

VS. _____
(Landlord/Owner Name)

Rental Subsidy (if any) \$ _____

DEFENDANT(S): _____

Tenant's Portion \$ _____

Total Monthly Rent \$ _____

OR Fair Market Value \$ _____

☐ 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
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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

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 of 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. ☐ **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 _____, 20____. Plaintiff ☐ has or ☐ has not attached a Motion for Summary Disposition under Rule 510.10.

7. ☐ **NOTICE TO VACATE OR** ☐ **NOTICE TO PAY RENT OR VACATE:** (Chapter 24.005 of Texas Property Code) Written notice was given to defendant(s) on the _____ day of _____, 20____ by the following method:

- | | |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <input type="checkbox"/> Mail (first class, registered, certified, delivery service) | <input type="checkbox"/> Delivery to inside of premises, in a conspicuous place |
| <input type="checkbox"/> Hand delivery to any tenant 16 years or older | <input type="checkbox"/> Electronic communication (must be agreed to in writing) |
| <input type="checkbox"/> Other method _____ | |

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).

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

DEFENDANT(S) INFORMATION (if known):

DATE OF BIRTH: _____

LAST 3 NUMBERS OF DRIVER LICENSE: _____

LAST 3 NUMBERS OF SOCIAL SECURITY: _____

DEFENDANT'S PHONE NUMBER: _____

Address of Plaintiff (Landlord/Property Owner) or Agent

City State Zip

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

☐ I hereby consent for the answer and any other motions or pleadings to be sent to my email address as follows:

☐ **OPTION 1:** *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

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

CLERK OF THE JUSTICE COURT OR NOTARY

☐ **OPTION 2:** *DECLARATION: I declare under penalty of perjury that the foregoing is true and correct.*

Declaration executed in _____ County, TX.

Petitioner's Printed Name

Signature of Plaintiff (Landlord/Property Owner) or Agent

My date of birth is

My Address is

Date Executed

City

State

Zip