

IN THE JUSTICE COURT, PRECINCT 5, TARRANT COUNTY, TEXAS

CASE NO. _____ COURT DATE: _____

SWORN COMPLAINT FOR EVICTION

Suit for: ☐ Unpaid Rent ☐ Possession Only

Bond for Possession Attached: ☐ Yes ☐ No

PLAINTIFF: _____

(Landlord/Owner Name)

Rental Subsidy (if any) \$ _____

Tenant's Portion \$ _____

Total Monthly Rent \$ _____

OR Fair Market Value \$ _____

VS.

DEFENDANT(S): _____

☐ **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

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 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 under Rule 510.10.

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

7. **NOTICE TO VACATE:** (Ch. 24.005 Texas Property Code) Written notice was given to defendant(s) on the _____ day of _____, 20____ 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 _____

8. **ATTORNEY'S FEES:** Plaintiff ☐ will be or ☐ will NOT be seeking applicable attorney's 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' 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 DL: _____

*LAST 3 NUMBERS OF SS: _____

TELEPHONE NUMBER: (_____) _____ - _____

EMAIL: _____

☐ @GMAIL.COM ☐ @OUTLOOK.COM ☐ @ICLOUD.COM

☐ @YAHOO.COM

☐ **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 Clerk of the Justice Court or Notary

Signature of Plaintiff (Landlord/Property Owner) or Agent

Printed Name of Plaintiff (Landlord/Property Owner) or Agent

Address of Plaintiff (Landlord/Property Owner) or Agent

City _____ State _____ Zip _____

(_____) _____ - _____ (_____) _____ - _____

Telephone Number _____ Fax Number _____

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

☐ @GMAIL.COM ☐ @OUTLOOK.COM ☐ @ICLOUD.COM ☐ @YAHOO.COM

Sworn to & subscribed before me on this _____ day of _____, 20____

CLERK OF THE JUSTICE COURT or NOTARY PUBLIC