

IN THE JUSTICE COURT, PRECINCT 5, TARRANT COUNTY TEXAS

CASE NO. _____

COURT DATE: _____

SWORN COMPLAINT FOR EVICTION FOR MANUFACTURED HOME COMMUNITY

Suit for: ☐ Unpaid Rent ☐ Possession Only

PLAINTIFF _____

(Landlord/Owner Name)

VS.

DEFENDANT(S): _____

☐ AND ALL OCCUPANTS

Rent	\$ _____
Tenant's Portion	\$ _____
Subsidy (if any)	\$ _____
or Fair Market Value	\$ _____

1. **COMPLAINT.** Plaintiff (Landlord) hereby complains of the defendant(s) (tenants) named above for withholding possession of Plaintiff's premises (including the manufactured home lot, any area or facility the lease authorizes the Tenants to use, and the appurtenances, grounds, and facilities) located in the above precinct. Address of the property is:

Street Address	Lot/Unit No. (if any)	City	State	Zip
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2. **SERVICE OF CITATION:** Service is requested on defendants by personal service at home or work or by alternative service as allowed by the Texas Justice Court Rules of Court. Other service of papers address/addresses (if knows) are:

3. **UNPAID RENT AS GROUNDS FOR EVICTION:** TOTAL DELINQUENT RENT AS OF DATE OF FILING IS: \$ _____

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

Has defendant been previously late on rent in the current lease agreement? ☐ YES ☐ NO

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

6. **NOTICE TO CURE & NOTICE TO VACATE:** Plaintiff has given defendant(s) a written notice to cure. Such notices was delivered to Defendants on the ____ day of _____, 2____ by personal deliver 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 notice was delivered on the ____ day of _____ and delivered by this method: _____.

7. **ATTORNEY'S FEES:** (Check one) Plaintiff ☐ will be or ☐ will not be seeking applicable attorney's fees. Attorney's name, address, telephone, and 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 as 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 Civil Statutes Article 5069-1.05.

DEFENDANT(S) INFORMATION (if known):

DATE OF BIRTH: _____

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

*LAST 3 NUMBERS OF DL: _____

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

*LAST 3 NUMBERS OF SS: _____

TELEPHONE NUMBER: (_____) _____ - _____

Signature of Plaintiff (Landlord/Property Owner) or Agent

EMAIL:

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

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

☐@YAHOO.COM

Address of Plaintiff (Landlord/Property Owner) or Agent

City	State	Zip
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(_____) _____ - _____ (_____) _____ - _____

Telephone Number Fax Number

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

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

_____, 20____

CLERK OF THE JUSTICE COURT or NOTARY
PUBLIC

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