

SWORN PETITION FOR EVICTION WITH SUMMARY DISPOSITION (SQUATTER TENANCY)
IN THE JUSTICE COURT, PRECINCT 6, TARRANT COUNTY, TEXAS

CASE NO. _____

COURT DATE: _____

PLAINTIFF: _____
(Landlord/Owner Name)

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
----------------	-------------------	------	-------	-----

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. **NOTICE TO 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 _____ | |

4. ☐ **SUMMARY DISPOSITION:** (The petition includes a motion for summary disposition.) If the motion shows there are no genuinely disputed facts that would prevent a judgment in favor of the landlord, the court may enter judgment in favor of the landlord without a trial unless: (1) not later than the fourth day after you are served with the landlord's sworn petition, you file a response setting out supporting facts and any applicable documents on which your response relies; and (2) the justice court determines that service on you was proper and, based on the landlord's sworn petition and your response, there are genuinely disputed facts that would prevent judgment in favor of the landlord.

La petición incluye una moción de desestimación sumaria (o disposición sumaria). Si la moción demuestra que no hay hechos genuinamente disputados que impidan un fallo a favor del arrendador, el tribunal puede dictar sentencia a favor del arrendador sin juicio, a menos que: (1) a más tardar el cuarto día después de que se le notifique la petición jurada del arrendador, usted presente una respuesta que detalle los hechos que la respaldan y cualquier documento aplicable en el que se basa su respuesta; y (2) el tribunal de justicia determine que la notificación fue propiamente realizada y, basándose en la petición jurada del arrendador y su respuesta, existen hechos genuinamente disputados que impedirían un fallo a favor del arrendador.

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:

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

Signature of Plaintiff (Landlord/Property Owner) or Agent
I declare under penalty of perjury, pursuant to the law of the State of Texas, that all information provided is true and correct.

Executed in _____ County, _____

on _____ My name is _____