

PETITION: EVICTION CASE

CASE NO. (court use only) _____

In the Justice Court of Precinct 1 Place 1, Nueces County, Texas

PLAINTIFF _____
(Landlord/Property Name)

VS.

DEFENDANT(S): _____

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 APT. NO. (If any) CITY STATE ZIP

1. The Defendant rented this property on or about _____.
2. The rent is \$_____ per week month and is due on _____ day of week/month.
3. **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 addresses of the defendant(s) are: _____.
4. **UNPAID RENT AS GROUNDS FOR EVICTION:** Defendant(s) failed to pay rent for the following time period(s): _____
TOTAL DELINQUENT RENT AS OF DATE OF FILING IS \$_____.
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.
5. **OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS:** Lease Violations (if other than non-paid rent – list lease violations): _____.
6. **HOLDOVER FOR 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_____.
7. **OCCUPANCY AFTER FORECLOSURE**
8. **OCCUPANCY AFTER CONTRACT FOR DEED DEFAULT**
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).
10. **ATTORNEY'S FEES:** Plaintiff will be or will NOT be seeking applicable attorney's fees. Attorney's name, SBN, address, and phone & fax numbers are: _____.
11. **NOTICE TO VACATE:** Plaintiff has given Defendant(s) a written notice to vacate (according to Chapter 24.005 of the Texas Property Code) and demand for possession. Such notice was delivered on _____ and delivered by this method:
 Certified Mail Delivery in Person Regular Mail Other (explain): _____

REQUEST FOR JUDGMENT: Plaintiff prays that Defendant(s) be served with citation and that Plaintiff have judgment against Defendant(s) for: possession or premises, including removal of Defendant(s) and Defendant's 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 Civil Statutes Article 5069-1.05.

I give consent for the answer and any other motions or pleadings to be sent to my email address which is : _____.

Plaintiff/Agent Printed Name

Signature of Plaintiff (Landlord/Property Owner) or Agent

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

City State Zip

Phone & Fax No. of Plaintiff

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20_____.

CLERK OF THE JUSTICE COURT OR NOTARY PUBLIC