

Case No.: _____

Court Date _____ @ _____

Plaintiff
vs.

Defendant(s)



In the Justice Court
Precinct 6
Denton County, Texas

SWORN PETITION FOR EVICTION

COMPLAINT: Under oath, Plaintiff (Landlord) hereby complains of the Defendant(s) named above for eviction from Plaintiff's premises (including storerooms and parking areas) located in the above County and Precinct.

ADDRESS: The address of the premises is: _____
Street Address Unit No. (If any)

City State Zip

MONTHLY RENT is \$ _____. [If any portion is paid by a Governmental entity, set forth that amount here: \$ _____.]

UNPAID RENT AS GROUNDS FOR EVICTION: Defendant(s) failed to pay rent for the following time period(s): _____
_____. **Total delinquent unpaid rent ONLY as of date of filing is:** \$ _____.
[Plaintiff reserves the right at trial to orally amend the amount of unpaid rent due as of the date of trial.]

OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS: (if other than unpaid rent – list Lease Violations): _____

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_____.

NOTICE TO VACATE: Plaintiff has given Defendant(s) written notice to vacate and demand for possession in accordance with Chapter 24.005 of the Texas Property Code. Such notice was delivered on the _____ day of _____, 20____, by:

certified mail; regular mail; delivery in person; attached to inside of main entry door; alternatively, **WITH PROOF TO BE PROVIDED AT TRIAL** of Landlord's strict compliance with Texas Property Code 24.005(f-1), by attaching to the outside of the main entry door.

CDC ORDER: The defendant(s) has or has not tendered a declaration claiming to be a covered person under the CDC order temporarily halting evictions to prevent further spread of COVID-19. **Note that landlords proceeding with a nonpayment eviction of a "covered person" despite receiving a Declaration can be fined up to \$100,000 under federal law.**

IF ATTORNEY'S FEES are claimed, complete the following: Attorney's name, address, phone and fax numbers: _____

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 awarded (if any), court costs, and interest on the above sums at the rate stated in the rental contract, or if not so stated, at the published post-judgment interest rate determined as provided in Texas Finance Code Section 304.

SERVICE OF CITATION: Service is requested on Defendant(s) by personal service at home or work or by alternative service as allowed by the Texas Justice Court Rules of Court. There are no other addresses in the County where the Defendant(s) may be served except as follows: _____

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

Defendant (1) Date of Birth: _____
Last 3 Numbers of Driver's License: _____
Last 3 Numbers of Social Security: _____
Phone Number: _____

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

Address of Plaintiff (Landlord/Property Owner) or Agent

City State Zip

Phone & Fax of Plaintiff (Landlord/Property Owner) or Agent

Defendant (2) Date of Birth: _____
Last 3 Numbers of Driver's License: _____
Last 3 Number of Social Security: _____
Phone Number: _____

SWORN TO AND SUBSCRIBED BEFORE ME this _____ day of _____, 20_____.

CLERK OF THE JUSTICE COURT OR NOTARY

_____ NO. _____
_____) (IN THE JUSTICE COURT
_____) (
_____) (
VS. _____) (
_____) (
_____) (
_____) (
_____ DENTON COUNTY, TEXAS

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT
STATE OF TEXAS _____)
COUNTY OF DENTON _____)

BEFORE ME, the undersigned authority, personally appeared the below-named affiant, who upon oath deposed and stated:

I am over the age of eighteen (18) years and am competent to make this affidavit. I am the
 Plaintiff
 Plaintiff's agent
in the above-entitled and numbered matter.

I have made a personal investigation and have attached the following documentation (required):

As a result of the investigation or review, it is my belief that the above-named defendant(s)

- is not in the military service on active duty, and is not a dependent of a servicemember on active duty
- is in the military service on active duty
- I have been unable to determine whether or not the defendant(s) is in the military service on active duty

I understand that any false statements in this document are made under penalty of perjury, and that making a false statement is a violation of Federal Law and is subject to both fine and imprisonment.

DATED this ____ day of _____, 20____.

Affiant

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

- _____
 Justice of the Peace
 Notary Public
 Court Clerk