CAUSE NO. _____

_____ §

_____ §

PLAINTIFF(S)

VS. §

_____ §

_____ §

DEFENDANT(S)

JUSTICE COURT- EVICTION

JUSTICE OF THE PEACE

PRECINCT ___ PLACE ___

BRAZORIA COUNTY, TEXAS

PETITION

1. COMPLAINT: Plaintiff hereby sues Defendant(s) for eviction from Plaintiff's premises located in the above precinct.

2. ADDRESS OF PROPERTY: _____

_____ City, State, Zip Code

Check one: □ Apt □ House □ Mobile Home & Lot □ Lot Rental Only

3. RENT AMOUNT: Rent in the amount of $_____ is due on a _____ basis.

The Defendants rent *(check one)* ☐ is not subsidized by the government ☐ is subsidized by the government as follows:

$_____ paid by the government, and $_____ paid by the Defendant(s).

4. DEFENDANT(S) INFORMATION *(if known):*

Phone Number: _____ E-mail: _____

Date of Birth: _____ Last 3 Numbers of Driver's License: _____ Last 3 Numbers of Social Security: _____

5. GROUNDS FOR EVICTION: Plaintiff entered into an oral/written agreement with the Defendant for occupancy of the leased premises. The Defendant has violated the terms of the agreement by:

☐ **Unpaid Rent.** Defendant(s) failed to pay rent for the following time period(s):

_____

☐ **Other Lease Violations.** Defendant(s) breached the terms of the lease as follows:

_____

☐ **Holdover.** Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or renewal of extension period, which was on _____, 20_____.

☐ **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 _____, 20___.

☐ **Expiration of Tenancy at Will.** Defendant(s) had no lease agreement and have failed to vacate the premises.

6. PLAINTIFF'S NOTICE GIVEN TO DEFENDANT(S):

☐ **Defendant(s) has (have) not been previously delinquent in paying rent during the current lease/rental agreement period**; therefore, a *Notice to Pay Rent or Vacate* was given on _____ (date).

☐ **Defendant(s) has (have) been previously late in paying rent during the current lease/rental agreement period.** A notice to *Pay Rent or Vacate* was previously given during this rental agreement period/ lease term on _____ [date(s)]. The Defendant(s) has (have) subsequently become delinquent on rent during the rental period/ lease term. Therefore, a notice was given as follows:

☐ A *Notice to Pay or Vacate* was given to the Defendant(s) on _____ (date).

☐ A *Notice to Vacate* was given to Defendant(s) on _____ (date).

☐ **Grounds for eviction are for a cause other than unpaid rent**; therefore, a *Notice to Vacate* was given to Defendant(s) on _____ (date).

METHOD OF DELIVERY:

The above indicated notice(s) were provided using the following delivery method:

(check one or more as applicable) ☐ personal delivery to Defendant(s), ☐ personal delivery to any person residing at the premises who is 16 years of age or older, ☐ electronic communication (if Plaintiff & Defendant(s) have agreed in writing to electronic communications) ☐ regular mail, ☐ registered mail or ☐ certified mailed return receipt requested, to the premises; ☐ other method of delivery authorized under Section 24.005, Texas Property Code:

_____.

7. SUIT FOR RENT: In addition to possession of the premises, Plaintiff *(check one)* ☐ does ☐ does not seek a judgment for rent.

The amount of rent claimed as due and unpaid at the time of filing is $_____, plus rent in the amount of $_____per day as may accrue between the date of filing this petition and surrender of premises. 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.

8. ATTORNEY FEES: Plaintiff ☐ will be or ☐ will not be seeking applicable attorney's fees.

9. SERVICE OF CITATION: Service is requested on Defendant(s) by personal service at the address provided in Section 2 of this form. All other home or work addresses in Brazoria County, known by Plaintiff, where the Defendant(s) may be alternatively served are:

_____

☐No other home or work addresses of the Defendant are known by the Plaintiff.

10. RELIEF: Plaintiff requests that Defendant(s) is served with the citation and that Plaintiff is awarded a judgment against Defendant(s) for: possession, including removal of Defendant(s) and Defendant's possessions from the premises, unpaid rent, if set forth above, attorney's fee (if applicable) court costs, and interest on the above sums at the rate stated in the lease, or if not state, at the statutory rate for judgments.

PLAINTIFF PARTY REPRESENTING PLAINTIFF IN SUIT: (*Check one*)

☐ Plaintiff ☐ Plaintiff's Agent ☐ Attorney, Bar Number: _____

Signature:_____Printed Name: _____

Mailing Address: _____

City, State, Zip _____

Phone No._____Fax No. _____

☐ Plaintiff consents to e-mail service of the answer and any other motions or pleadings at:

_____

(*E-mail Address)*

SWORN AND SUBSRCIBED to before me on_____, 20____.

_____

Clerk of the Justice Court or Notary