

CAUSE NO. _____

PLAINTIFF

v.

DEFENDANT

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§
§

IN THE JUSTICE COURT

PRECINCT NO. THREE

GREGG COUNTY, TEXAS

PETITION: EVICTION CASE

COMPLAINT: Plaintiff hereby sues the following Defendant(s) _____
_____ for eviction of Plaintiff's premises (including
storerooms and parking areas) located in the above precinct. The address of the property
is:

Street Address	Unit No. (if any)	City	State	Zip

GROUND FOR EVICTION: Plaintiff alleges the following grounds for eviction:

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

The amount of rent claimed as of the date of filing is: \$_____.

Defendant has or has not been late/delinquent in paying rent before the month in which notice was given. 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.

Other lease violations. Defendant(s) breached the terms of the lease (other than by failing to pay rent) as follows:

Holdover. Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or periodic tenancy, which ended 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__. Plaintiff has or has not attached a Motion for Summary Disposition under Rule 510.10.

Expiration of Tenancy at Will or by Sufferance. Defendant(s) had no lease agreement and have failed to vacate the premises after being given a termination notice, if applicable, and a demand to surrender possession given on _____, 20__.

PRE-SUIT NOTICE: Plaintiff has given Defendant(s) a notice to vacate notice to pay or vacate (*according to Property Code § 24.005(f-3) or (f-4)*) and demand for possession.

Such notice was delivered on _____, 20____ by this method:

SUIT FOR RENT: Plaintiff does or does not include a suit for unpaid rent.

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

IMMEDIATE POSSESSION BOND: If Plaintiff has filed a bond for immediate possession, Plaintiff requests that: (1) the court set the amount of the bond; (2) the court approve the bond; and (3) proper notices, as required by the Texas Rules of Civil Procedure, are given to Defendant(s).

SERVICE OF CITATION: Service is requested on Defendant(s) by: personal service at home or work, or by delivery to a person over the age of 16 years at Defendant's usual place of residence. Home or work addresses other than the premises where Defendant(s) may be served are:

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

I hereby request a jury trial. The fee is \$22 and must be paid at least 3 days before trial.

SERVICE BY EMAIL: Yes, I would like to receive documents related to this case by email at this email address:

Plaintiff's Printed Name

Signature of Plaintiff or Agent or Attorney

Defendant's Information (if known):

Date of birth: _____

Address of Plaintiff or Agent or Attorney

Last four digits of Driver License: _____

Last four digits of Soc. Sec. No.: _____

Phone No.: _____

City State Zip

RENT AMOUNT _____

GOVERNMENT AMOUNT _____

TOTAL RENT DUE _____

Phone & Fax No. of Plaintiff
or Agent or Attorney

SWORN TO AND SUBSCRIBED on _____, 20____

CLERK OF THE JUSTICE COURT OR NOTARY

_____ (3) DAY NOTICE TO PAY OR VACATE

_____ (3) DAY NOTICE TO VACATE

Date: _____

To: _____

Rental (Premises) Street Address: _____

City: _____ State: Texas ZipCode: _____

You are notified that you owe rent in the amount of \$_____.

This amount does not include any late fees that you may also owe. You may not be evicted for non-payment of late fees.

- **OPTION 1:**

If you do not pay this rent amount in full by _____ at _____ AM PM, which must be at least three (3) days after the date and time you receive this notice, your tenancy will be terminated, and you will be required to move. If you pay your rent in full before the date and time above, you do not have to move. If you do not pay your rent or move by the date and time above, a lawsuit may be filed to evict you.

- **OPTION 2:**

If you do not pay this rent and move by _____ at _____ AM PM, which must be at least three (3) days after the date and time you receive this notice, a lawsuit may be filed to evict you.

Landlord / Agent Signature: _____

Printed Name: _____

Property Code 24.005(f)

_____ Hand delivery to any tenant of the premises who is 16 years of age or older

_____ Delivery to the inside of the premises, in a conspicuous place

_____ Mailed (1st class, certified, registered, or a delivery service)

_____ IF the parties have agreed in writing, electronic communication, including e-mail or other electronic means

*****THE AFFIDAVIT AND PRINTED STATUS FORM FROM THE WEBSITE ARE REQUESTED AT TIME OF FILING*****

<http://scra.dmdc.osd.mil/scra/#/home>. This website will provide the current active military status of an individual.

MILITARY STATUS AFFIDAVIT

CAUSE NO. _____

PLAINTIFF

IN THE JUSTICE COURT OF
GREGG COUNTY, PRECINCT THREE

VS.

DEFENDANT

BEFORE ME, the undersigned authority, on this day personally appeared, under oath and penalty of perjury, stated that the following facts are true:

I am the _____ PLAINTIFF _____ ATTORNEY OF RECORD FOR THE PLAINTIFF IN THIS PROCEEDING

_____ DEFENDANT **IS NOT** IN MILITARY SERVICE.

_____ DEFENDANT **IS** IN MILITARY SERVICE.

I KNOW THIS BECAUSE

DATE SIGNED _____

SIGNATURE _____

PRINTED NAME _____

ADDRESS _____

TELEPHONE _____

EMAIL ADDRESS _____

SWORN AND SUBSCRIBED BEFORE ME ON _____

CLERK OF THE COURT

NOTARY PUBLIC, STATE OF TEXAS

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v.	§	PRECINCT THREE
	§	
_____	§	
DEFENDANT	§	GREGG COUNTY, TEXAS

NOTICE OF DEFENDANT'S LAST KNOWN MAILING ADDRESS

The undersigned certifies that the last known mailing address of the defendant in this case is:

Defendant's Name:

Defendant's Last Known Mailing Address:

(Signature of Plaintiff or Plaintiff's Attorney of Record)

Date

Printed Name: _____

Address: _____

Telephone: _____

Fax: _____

E-Mail: _____