

MODIFIED FOR CDC MORATORIUM ORDER FOR RESIDENTIAL EVICTIONS FOR NON-PAYMENT

PETITION: EVICTION CASE

COURT DATE: _____ TIME: _____

CASE NUMBER: _____

SUIT INCLUDES RENT

Plaintiff: _____
(Landlord/Property Owner Name)

In the Justice Court, Precinct 4, Blanco County, Texas

Vs.
Defendant(s): _____

Rental Subsidy (if any) \$ _____
Tenant's Portion \$ _____
TOTAL MONTHLY RENT: \$ _____

Defendant date of birth: _____
Last 3 numbers of driver license: _____

Defendant Phone number: _____
Last 3 numbers of social security: _____

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:

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

IS A 30 DAY NOTICE TO VACATE REQUIRED FOR THIS EVICTION? YES OR NO
IF A 30 DAY NOTICE WAS REQUIRED, WAS IT GIVEN? YES OR NO

- SERVICE OF CITATION:** Service is requested on Defendant(s) by personal service at home or work or by alternate service as allowed by the Texas Justice Court Rules of Court. Other addresses where the Defendant(s) may be served are: _____
- 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.
- OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS:** Lease Violations (if other than non-paid rent)-list violations: _____
- HOLDOVER AS GROUNDS FOR EVICTION:** Defendant(s) is/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) a written notice to vacate (according to Chapter 24.005 of the Texas Property Code) and demand for possession. Such notice was delivered on the _____ day of _____, 20 ____ and delivered by this method: _____
- ATTORNEY FEES:** Plaintiff will be or will NOT be seeking applicable attorney fees. Attorney's name, address, phone, fax and email is: _____
- 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).

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 Defendant(s) and Defendant's possessions from the premises, unpaid rent IF set forth above, attorney 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.

UNDER PENALTY OF PERJURY, I SWEAR THE TENANTS HAVE NOT SUBMITTED A DECLARATION THAT THE TENANT(S) ARE A 'COVERED PERSON' OR THAT THE GROUNDS FOR EVICTION ARE SOMETHING OTHER THAN NON-PAYMENT. I UNDERSTAND THAT LANDLORDS WHO PROCEED WITH A NON-PAYMENT EVICTION OF A 'COVERED PERSON' DESPITE RECEIVING A DECLARATION CAN FACE SEVERE PENALTIES UNDER FEDERAL LAW:

INDIVIDUAL: UP TO \$100,000 FINE, OR 1 YEAR IN JAIL, OR BOTH IF THE VIOLATION DOES NOT RESULT IN A DEATH; OR UP TO \$250,000 FINE, OR 1 YEAR IN JAIL, OR BOTH, IF THE VIOLATION DOES RESULT IN A DEATH.
ORGANIZATION: UP TO \$200,000 FINE PER EVENT IF THE VIOLATION DOES NOT RESULT IN A DEATH; OR UP TO \$500,000 FINE PER EVENT IF THE VIOLATION DOES RESULT IN A DEATH.

Signature of Plaintiff
Address: _____

Printed Name of Plaintiff _____ Phone: _____

Yes, I give consent to use email for any other motions or pleadings to be sent to my email address. Email: _____

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

CLERK OF THE JUSTICE COURT OR NOTARY