

**PETITION for EVICTION**

Case No. \_\_\_\_\_ \*2

\_\_\_\_\_  
*Plaintiff(s)/Landlord(s) (Actual Landlord/Property Name)*

\_\_\_\_\_  
**vs.**

\_\_\_\_\_  
*List all Defendant(s)/Tenant(s) for which eviction is sought*

\_\_\_\_\_

§ **In the Justice Court**  
§  
§ **Precinct 2**  
§  
§ **County of Kaufman**  
§  
§ **State of Texas**

**MONTHLY RENT**

\$ \_\_\_\_\_

IF Government Subsidy  
**SUBSIDY AMOUNT**

\$ \_\_\_\_\_

**TENANT'S PORTION**

\$ \_\_\_\_\_

**COMPLAINT:** Plaintiff (Landlord), being duly sworn on oath, hereby files this written complaint against the above- named Defendant(s) for eviction from Plaintiff's premises (including storerooms and parking areas), which is located in Justice of the Peace Precinct 2 of Kaufman County. **Address of the property is:**

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

**SERVICE OF CITATION(S):** Plaintiff requests service of citations by personal service at the premises address described above or by alternate service, if necessary. Other Addresses where the Defendant(s) may be served are:

Location Name and Street Address \_\_\_\_\_ Unit No. (if any) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Plaintiff and Defendant(s) have established a **landlord tenant** relationship by: (*check one*)  a written lease or agreement,  an oral agreement,  occupancy after foreclosure sale,  occupancy after contract for deed default,  (*other*) \_\_\_\_\_

**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:** \$ \_\_\_\_\_

**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\_\_\_\_.

**OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS:** Lease Violations (if other than non-payment of rent – list lease violations) \_\_\_\_\_

**I have reviewed the information about the Texas Eviction Diversion Program available at: [www.txcourts.gov/eviction-diversion/](http://www.txcourts.gov/eviction-diversion/)**

**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  in person to the tenant(s).  in person to an occupant at least sixteen years of age.  by mail.  by affixing to the **inside** of the main entry door. Thereafter Defendant(s) failed to surrender possession of the above described premises by the date specified in the **notice to vacate** thereby committing a **forcible detainer**.

**ATTORNEY FEES:** Plaintiff  will be or  will **NOT** be seeking applicable attorney's fees. Attorney's name and contact information is:

Attorney Name \_\_\_\_\_ Street Address \_\_\_\_\_ Unit No. (if any) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_ Email Address \_\_\_\_\_

**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 notice as required by the Texas Justice Court Rules are served to the Defendant(s) with the Citation for Eviction.

**REQUEST FOR JUDGMENT:** Plaintiff prays that Defendant(s) be served with citation and the Plaintiff have judgment against Defendant(s) for: possession of premises, including removal of Defendant(s) and Defendant(s) possessions from the premises, applicable unpaid rent, attorney's fees, court costs, and post-judgment interest on the above sums at the highest legal rate.

\_\_\_\_\_  
*Printed Name of Petitioner*

I give my consent for any filings, pleadings or notices to be sent to my **email address** which is: \_\_\_\_\_

**SWORN** to and **SUBSCRIBED** before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
**Signature** Landlord, Landlord's authorized Agent, or Landlord's Attorney (If Attorney) Bar Card Number \_\_\_\_\_

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*City* \_\_\_\_\_ *State* \_\_\_\_\_ *Zip* \_\_\_\_\_

\_\_\_\_\_  
*Phone Number* \_\_\_\_\_ *Fax Number* \_\_\_\_\_

\_\_\_\_\_  
**Notary Public or Clerk of the Court**

(SEAL)

Military Status Affidavit

Case No. \_\_\_\_\_ - \_\_\_\_\_ \*2

§ IN THE JUSTICE COURT

§

§

§

§ PRECINCT 2

§

§

§ KAUFMAN COUNTY, TEXAS

§

§

§

\_\_\_\_\_  
*Plaintiff*

Vs.

\_\_\_\_\_  
*Defendant*

BEFORE ME, on this day personally appeared, \_\_\_\_\_,  
who, under 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: *MUST use website <https://scra.dmdc.osd.mil/>: This website will provide the current active military status of an individual or provide specific proof or documentation to the COURT:*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I am unable to determine whether or not the Defendant is in military service.

Date: \_\_\_\_\_

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address Apt. # City Zip

\_\_\_\_\_  
Telephone Email Address

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

SWORN TO AND SUBSCRIBED BEFORE ME on \_\_\_\_\_

\_\_\_\_\_  
Clerk of the Court

\_\_\_\_\_  
Notary Public, State of Texas

[ seal ]