

Court Date & Time: _____
JP Docket No. _____

Case No. _____

Plaintiff: _____ § IN THE JUSTICE COURT
LANDLORD §
VS. § PRECINCT __, PLACE __
§
Defendant(s): _____ § COUNTY OF _____
§
§ STATE OF TEXAS
ALL TENANTS §

SWORN COMPLAINT FOR EVICTION

1. **COMPLAINT:** Plaintiff hereby complains of the defendants named above for eviction of plaintiff's premises including storerooms and parking areas located in the above precinct, to wit:

STREET ADDRESS UNIT NO. (IF ANY) CITY STATE ZIP

The parties entered into an agreement for occupancy of the above premises beginning

_____.

2. **SERVICE OF CITATION.** Plaintiff requests service of citation on defendants by personal service at home or work or by alternative service under Rule 742, Texas Rules of Civil Procedure. If necessary, Plaintiff requests alternative service under Rule 742a. Defendant's home addresses are:

STREET ADDRESS UNIT NO. (IF ANY) CITY STATE ZIP

Plaintiff knows only the work addresses listed below.

Defendant _____ works for _____
EMPLOYER'S NAME (IF KNOWN)

at _____
DEFENDANT'S WORK: STREET ADDRESS CITY STATE ZIP

Defendant _____ works for _____
EMPLOYER'S NAME (IF KNOWN)

at _____
DEFENDANT'S WORK: STREET ADDRESS CITY STATE ZIP

3. **UNPAID RENT AS GROUNDS FOR EVICTION.** Defendants failed to pay the following rent which was demanded by plaintiff and which is still due and unpaid. Plaintiff reserves the right to orally amend the amount at trial to include the rent due from the filing date through the day of trial.

The rent is \$ _____ per month and is due on the _____.

The Total Delinquent Rent this Date is \$ _____.

\$ _____ is the Rate per day, as may accrue between the date of filing this complaint and date Judgment.

4. **HOLDOVER AS GROUNDS FOR EVICTION.** Defendants 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____.
5. **OTHER GROUNDS FOR EVICTION.** Plaintiff's other grounds for eviction of defendants are as follows: _____

6. **NOTICE TO VACATE.** Plaintiff has given defendants a written notice to vacate _____ and demand _____ for possession. On the _____ day of _____, 20____, such notice was:
(please check one)
☐ Hand delivered in any one of the of the Defendants named above or, hand delivered to any person 16 _____ or older residing in the dwelling.
☐ Posted on the inside of the dwelling's main entry door that has a keyless bolting device or Keyless deadbolt on it.
☐ Sent by regular mail to the Defendants.
☐ Sent by certified mail to the Defendants.
☐ Sent by registered mail to the Defendants
7. **FAILURE TO VACATE.** Defendants failed to vacate or comply with Plaintiff's written demand for possession of the premises
8. **BOND FOR POSSESSION.** If Plaintiff has filed a "Bond for Possession" under Rule 740, plaintiff requests (1) that the amount of Plaintiff's bond and Defendants' counterbond be set, (2) the Plaintiff's bond be approved by the Court and (3) that the notice as required by Rule 740 be given to defendants regarding counterbond or early trial.
9. **REQUEST FOR JUDGMENT.** Plaintiff prays that defendants be served with citation and that plaintiff have judgement against defendants for: possession of the premises, including removal of defendants and defendants' possessions from the premises; unpaid rent as set forth above; accrued rent from date of filing to date of judgment; attorney's fees; interest on the above sums at the rate stated in the rental _____ contract, or if not stated at the statutory rate for judgments under Article 50698-1.05

Date

Signature of Plaintiff

Signature of Agent or Attorney

Said Plaintiff (or his agent or attorney), being duly sworn by me, the undersigned authority, upon oath says that the facts as stated in the above instrument are, within the knowledge of said affiant, true and correct

SWORN TO AND SUBSCRIBED BEFORE ME, to certify which, witness my official hand and seal of office this _____ day of _____, 20____.

Notary Public for the State of Texas or Clerk of the Justice Court