

Example

CAUSE NO. _____

Plaintiff: John Doe

In the Justice Court

900 Seventh St.

Wichita Falls TX 76301
Address

Precinct 1, Place 1

940-555-0001
Phone

Vs

Defendants: Mary Hill

Wichita County, Texas

and all occupants

Sworn Complaint for Eviction

() with Bond for Possession * Requires \$500⁰⁰ bond
() with Suit for Rent
(Check above blanks if applicable)

1. **COMPLAINT.** Plaintiff (Landlord) 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:

901 Carly Court #101 Wichita Falls TX 76301
Street Address Unit No. (if any) City State Zip

2. **SERVICE OF CITATION.** Service is requested on Defendants by personal service at home or work or by alternative service under Rule 742. If necessary, alternative service is requested under Rule 742a. Defendant's home addresses are:

Defendant's work addresses, if known, are: _____

Plaintiff knows of no other home or work addresses of Defendants in the county where the premises described in paragraph 1 are located.

3. **UNPAID RENT AS GROUNDS FOR EVICTION.** Plaintiff and Defendants entered into a rental agreement for the above described premises, for occupancy commencing on the 1st day of June, 20 04. Defendants failed to pay the following rental amounts which were demanded by Plaintiff and which were due on the following dates:
(list amounts and dates)

July 1 \$300⁰⁰, August 1 \$300⁰⁰ Total \$600⁰⁰

Is a government agency or any other agency responsible for a portion of this tenant's rent each month? no If so, the total amount due each month is \$ _____, of which \$ _____ is to be paid by the tenant, and \$ _____ is to be paid by _____.

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 or 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. Such notice was delivered to Defendants on the 10th day of Aug., 20 04 by personal delivery or by mail.

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 the Plaintiff's bond and Defendant's counterbond be set, (2) that plaintiff's bond be approved by the court, and (3) that 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 judgment against Defendant's for possession of the premises, including removal of Defendants and Defendants' possessions from the premises; unpaid rent as set forth above; attorney's 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 Article 5069-1.05.

Date

~~XX~~ _____
Signature of Plaintiff (Landlord) or Plaintiff's Agent

Jane Doe
Printed Name of Person Signing

Address (If different from Plaintiff)

Telephone

~~XX~~ Sign and date
before notary or
clerk.

Sworn to and subscribed before me this the _____ day of _____, 20 _____.

Notary Public/Clerk of the Court