

PETITION: EVICTION

CAUSE NO.: _____ - _____ -J3

With Suit for Rent

COURT DATE: _____

In the Justice Court, Pct. 3, Austin County, Texas

PLAINTIFF: _____
(Landlord/Property Name)

VS.
DEFENDANT(S): _____

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:

Street Address	Unit #	City	State	Zip
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1. **SERVICE OF CITATION:** Service is requested on defendants by personal service at home or work or by alternative service as allowed by the Texas Justice Court Rules of Court. Other addresses where the defendant(s) may be served are: _____

2. **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.

3. **OTHER GROUNDS FOR EVICTION:** Lease Violations (other than non-paid rent) _____

4. **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_____.

5. **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: _____

6. **ATTORNEY FEES:** Plaintiff (will / will NOT) be seeking applicable attorney fees. _____

7. **BOND FOR POSSESSION:** If Plaintiff has filed a bond for possession, plaintiff request (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 the defendant(s) be served with citation and that plaintiff have judgment against defendant(s) for: possession, including removal of defendants and defendants' possessions from the premises, unpaid rent IF 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 civil Statutes Article 5069-1.05.

I give my consent for the answer and any other motions or pleadings to be sent to my email address which is: _____

Petitioner's Printed Name

Signature of Plaintiff/Landlord/Property Owner or Agent

DEFENDANT(S) INFORMATION (if known)

DATE OF BIRTH: _____

Address of Plaintiff/Landlord/Property Owner or Agent

*LAST 3 NUMBERS OF DRIVERS LICENSE: _____

*LAST 3 NUMBERS OF SOCIAL SECURITY: _____

DEFENDANT'S PHONE NUMBER: _____

City State Zip

SWORN TO and SUBSCRIBED before me this _____ day of _____, 20_____.

CLERK OF THE JUSTICE COURT – OR - NOTARY