

CAUSE NO. _____

	§	IN THE COUNTY COURT
	§	
Plaintiff	§	
	§	
VS	§	AT LAW NO. 2 OF
	§	
	§	
Defendant	§	HUNT COUNTY, TEXAS

CHARGE TO THE JURY

LADIES AND GENTLEMEN OF THE JURY:

After the closing arguments, you will go to the jury room to decide the case, answer the questions that are included in this Jury Charge, and reach a verdict. You may discuss the case with other jurors only when you are all together in the jury room.

Remember my previous instructions: Do not discuss the case with anyone else, either in person or by any other means. Do not do any independent investigation about the case or conduct any research. Do not look up any words in dictionaries or on the Internet. Do not post information about the case on the Internet. Do not share any special knowledge or experiences with the other jurors. Do not use your phone or any other electronic device during your deliberations for any reason. I have previously given you a number where others may contact you in case of an emergency.

Here are the instructions for answering the questions.

1. Do not let bias, prejudice, or sympathy play any part in your decision.
2. Base your answers only on the evidence admitted in Court and on the law that is in these instructions and questions. Do not consider or discuss any evidence that was not admitted in the courtroom.
3. You are to make up your own minds about the facts. You are the sole judges of the credibility of the witnesses and the weight to give their testimony. But on matters of law, you must follow all of my instructions.
4. If my instructions use a word in a way that is different from its ordinary meaning, use the meaning I give you, which will be a proper legal definition.
5. All the questions and answers are important. No one should say that any question or answer is not important.
6. Answer “**yes**” or “**no**” to all questions unless you are told otherwise. A “yes” answer must be based on a preponderance of the evidence unless you are told otherwise. Whenever a question requires an answer other than “yes” or “no,” your answer must be based on a preponderance of the evidence.

The term “**preponderance of the evidence**” means the greater weight of credible evidence presented in this case. If you do not find that a preponderance of the evidence supports a “yes” answer, then answer “no.” A preponderance of the evidence is not measured by the number of witnesses or by the number of documents admitted in evidence. For a fact to be proved by a preponderance of the evidence, you must find that the fact is more likely true than not true.

7. Do not decide who you think should win before you answer the questions and then just answer the questions to match your decision. Answer each question carefully without considering who will win. Do not discuss or consider the effect your answers will have.
8. Do not answer questions by drawing straws or by any method of chance.
9. Some questions might ask you for a dollar amount. Do not agree in advance to decide on a dollar amount by adding up each juror's amount and then figuring the average.
10. Do not trade your answers. For example, do not say, "I will answer this question your way if you answer another question my way."
11. Unless otherwise instructed, the answers to the questions must be based on the decision of at least 5 of the 6 jurors. The same 5 jurors must agree on every answer. Do not agree to be bound by a vote of anything less than 5 jurors, even if it would be a majority.

As I have said before, if you do not follow these instructions, you will be guilty of juror misconduct, and I might have to order a new trial and start this process over again. This would waste your time and the parties' money and would require the taxpayers of this county to pay for another trial. If a juror breaks any of these rules, tell that person to stop and report it to me immediately.

DEFINITIONS (if any)

The term "preponderance of the evidence" means the greater weight of credible evidence presented in this case. If you do not find that a preponderance of the evidence supports a "yes" answer, then answer "no." A preponderance of the evidence is not measured by the number of witnesses or by the number of documents admitted in evidence. For a fact to be proved by a preponderance of the evidence, you must find that the fact is more likely true than not true.

QUESTION NO. 1

- 1. Do you find from a preponderance of the evidence that there is a landlord-tenant relationship between the parties?**

Answer “Yes” or “No.”

ANSWER: _____

QUESTION NO. 2

If you answered “NO” to Question No. 1, *DO NOT* answer any of the other questions and proceed to the *Verdict Certificate* and complete it. If you answered “YES” to Question No. 1, please answer Question No. 2.

2. Do you find from a preponderance of the evidence that the tenant breached the contract?

Answer “Yes” or “No.”

ANSWER: _____

QUESTION NO. 3

If you answered “NO” to Question No. 2, *DO NOT* answer any of the other questions and proceed to the *Verdict Certificate* and complete it. If you answered “YES” to Question No. 2, please answer Question No. 3.

3. Do you find from a preponderance of the evidence that the landlord gave the tenant (3) three days’ written notice to vacate the premise before filing for eviction?

Answer “Yes” or “No.”

ANSWER: _____

QUESTION NO. 4

If you answered “NO” to Question No. 3, DO NOT answer any of the other questions and proceed to the *Verdict Certificate* and complete it. If you answered “YES” to Question No. 3, please answer Question No. 4.

4. Do you find from a preponderance of the evidence that the tenant refused to surrender possession to the landlord?

Answer “Yes” or “No.”

ANSWER: _____

QUESTION NO. 5

If you answered “NO” to Question No. 4, DO NOT answer any of the other questions and proceed to the *Verdict Certificate* and complete it. If you answered “YES” to Question No. 4, please answer Question No. 5.

5. Do you find from a preponderance of the evidence that the tenant owes the landlord unpaid rent?

Answer “Yes” or “No.”

ANSWER: _____

If your answer is “Yes”, how much unpaid rent does the tenant owe landlord?

ANSWER: \$ _____

PRESIDING JUROR:

1. When you go into the jury room to answer the questions, the first thing you will need to do is choose a presiding juror.
2. The presiding juror has these duties:
 - a. have the complete charge read aloud if it will be helpful to your deliberations;
 - b. preside over your deliberations, meaning manage the discussions, and see that you follow these instructions;
 - c. give written questions or comments to the bailiff who will give them to the judge;
 - d. write down the answers you agree on;
 - e. get the signatures for the verdict certificate; and
 - f. notify the bailiff that you have reached a verdict.

Do you understand the duties of the presiding juror? If you do not, please tell me now.

INSTRUCTIONS FOR SIGNING THE VERDICT CERTIFICATE:

1. You may answer the questions on a vote of 5 jurors. The same 5 jurors must agree on every answer in the charge. This means you may not have one group of 5 jurors agree on one answer and a different group of 5 jurors agree on another answer.
2. If 5 jurors agree on every answer, those 5 jurors sign the verdict.

If all 6 of you agree on every answer, you are unanimous and only the presiding juror signs the verdict.

3. All jurors should deliberate on every question. You may end up with all 6 of you agreeing on some answers, while only 5 of you agree on other answers. But when you sign the verdict, only those who agree on every answer will sign the verdict.

Do you understand these instructions? If you do not, please tell me now.

**HON. JOEL D. LITTLEFIELD
JUDGE PRESIDING**

VERDICT CERTIFICATE

CHECK ONE:

Our verdict is unanimous. All Six (6) of us have agreed to each and every answer. The presiding juror has signed the certificate for all 6 of us.

SIGNATURE OF PRESIDING JUROR

PRINTED NAME OF PRESIDING JUROR

Our verdict is not unanimous. Five (5) of us have agreed to each and every answer and have signed the certificate below.

SIGNATURE

NAME PRINTED

1. _____

2. _____

3. _____

4. _____

5. _____
