

**PETITION for EVICTION**  
Case No. \_\_\_\_\_

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

v.

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

§ **In the Justice Court**  
§  
§ **Precinct 3, Place 1**  
§  
§ **County of Hunt**  
§  
§ **State of Texas**

<b>Monthly Rent</b>
\$ _____
<i>IF Government Subsidy</i>
<i>Subsidy Amount</i>
\$ _____
<i>Tenant's Portion</i>
\$ _____

**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 3 of Hunt County. **Address of the property is:**

Street Address	Unit No. (if any)	City	State	Zip
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**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
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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

**Check one:** The PREMISES  are  are not - subject to the **EVICTIONS** moratorium imposed by **Section 4024** of the **CARES Act**.

**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) \_\_\_\_\_

**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** on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, 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
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**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: \_\_\_\_\_

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

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

\_\_\_\_\_  
*Address*  
\_\_\_\_\_  
*City State Zip*  
\_\_\_\_\_  
*Phone Number Fax*

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

SEAL

**Instructions:**

The Servicemembers Civil Relief Act applies to a civil proceeding in the Justice courts. Before entering a default judgment against an individual defendant, the plaintiff must file with the court an affidavit stating whether or not the defendant is in the military service, showing necessary facts to support the affidavit, or stating that the plaintiff is unable to determine whether or not the defendant is in military service, if that is the case. The requirement for an affidavit may be satisfied by a written, signed document declared to be true under penalty of perjury. If it appears that the defendant is in military service, the court may not enter a judgment until after the court appoints an attorney to represent the defendant. If the court is unable to determine if the defendant is in military service, the court may require the plaintiff to file a bond in an amount approved by the court.

A person who makes or uses an affidavit under this Act knowing to be false, may be fined or imprisoned or both. 50 USC App. 501 et seq. To obtain certificates of service or non-service under the Servicemembers' Civil Relief Act, you may access the public website: <https://scra.dmdc.osd.mil/>. This website will provide the current active military status of an individual.

**Military Status Affidavit**

Case No. \_\_\_\_\_

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§  
§

**IN THE JUSTICE COURT**

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

**HUNT COUNTY, TEXAS**

**Vs.**

**PRECINCT 3, PLACE 1**

\_\_\_\_\_  
*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* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signed on \_\_\_\_\_

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

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

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

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

**THE STATE OF TEXAS** §

**COUNTY OF HUNT** §

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

[ seal ]

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

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