

NO. _____

JUSTICE COURT

PLAINTIFF(S)

VS.

PRECINCT 2

* _____
DEFENDANT(S)

COOKE COUNTY, TEXAS

*(Service Fee of \$100 is required for each person listed.)

EVICITION PETITION

Now comes _____ (landlord),
hereinafter referred to as Plaintiff, complaining of *

_____, tenant/occupants(s), hereinafter termed Defendant, and All Occupants
of the property described herein, for Eviction of Plaintiff's property and alleges the following:

Plaintiff's full name: _____

Mailing address: _____

Phone number: _____ Fax Number: _____

**I give my consent for the answer and any other motions or pleading to be sent to my email
address by providing my email address of _____.**

***Defendant's** full name: _____

List others who live in house: _____

Mailing address: _____

Phone number: _____

Physical Address/Location of property (give directions if needed):

Description of property (apartment complex, business name, mobile home, frame, brick, color, etc):

1. Defendant resides at the above described premises which are situated in Justice Precinct Two,
Cooke County, Texas and may be served with process at above said premises OR at
_____, _____(city), Texas.

Plaintiff knows of no other home or work address of the Defendant in Cooke County, Texas. Service
is requested on Defendant(s) by personal service or alternate service under Rule 510.4.

2. **Grounds For Eviction:** (check all that apply)

____ Plaintiff entered into an agreement with Defendant for \$_____ per _____ (week/month)
for lease of premises.

____ Defendant violated the terms of the agreement by: (Check all that apply.)

____ **Unpaid Rent.** Defendant failed to pay rent in the total amount of \$_____ since
_____(date of last payment).

____ **Holdover.** Defendant is remaining in possession of premises after termination of the
agreement and written demand to vacate was made by Plaintiff.

____ **Other Lease Violations.** Defendant breached the terms or conditions by _____

_____.

3. **Notice to Vacate:** Plaintiff gave written demand for possession to the Defendant, on the day

of _____, by mailing, hand delivery, attaching
to door, (circle one) and/or _____.

4. **Damages and Relief:** Plaintiff seeks judgment against Defendant for: (Amount must be filled in if item is checked.)

DAMAGES AND RELIEF: Plaintiff prays that Defendant be served with citation and that Plaintiff have judgment against Defendant for: possession of premises, including removal of defendant and defendant's possessions from the premises,

\$ _____, **Unpaid rent** IF set forth above,

\$ _____, **Attorney's fees**, if employment of council has been necessary.

\$ _____, **Contractual Late fees** (per 92.019 Property Code) (lease signed after 9/1/19),

\$ _____, **Court Costs**,

\$ _____, **Total** as of date signed. Plaintiff reserves the right to amend the amount to include rent due from date of filing through trial date, and interest on the above sums at the rate stated in the contract, or if not so stated, at the maximum amount allowed by law.

PLAINTIFF or PLAINTIFF'S AGENT

Printed Name, Title or Relationship

SWORN TO AND SUBSCRIBED BEFORE me this ____ day of _____, 20 ____.

CLERK OF THE COURT -or- NOTARY PUBLIC

(SEAL)