

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

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

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

Plaintiff's name: _____

Mailing address: _____

Phone number: _____ Fax Number: _____

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

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

List others who live in house: _____

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

Mailing address: _____

Phone number: _____ Email: _____

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

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), Cooke 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.

NOTICE TO VACATE Texas Property Code, 24.005: Plaintiff gave Defendant written notice of
Termination of Agreement, Notice to Vacate and/or demand for possession. Such notice was delivered
on _____, by hand delivery, attached to door, mailing, (circle one)
and/or _____ and
complies with Section 4024(c) of the CARES Act.

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 by failing to vacate at the end of rental term or renewal of extension period after termination of the agreement and written demand to vacate was made by Plaintiff.

_____ **Other Lease Violations.** Defendant breached the terms of the lease by: _____

_____ I hereby verify that I have reviewed the information about the Texas Eviction Diversion Program found at www.txcourts.gov/evictions-diversion/.

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_____.

(SEAL)

CLERK OF THE COURT -or- NOTARY PUBLIC