

CAUSE NUMBER _____

v.

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IN THE JUSTICE COURT

PRECINCT NO. 1

COOKE COUNTY, TEXAS

PETITION FOR EVICTION

PARTIES:

This petition is brought by _____, Plaintiff.

Defendant(s) is/are _____,
herein "Defendant," whether one or more.

Defendant's Phone Number: _____ Last 3 digits of DL#: _____

Defendant's Date of Birth: _____ Last 3 digits of SS#: _____

(Attach additional sheet if necessary.)

PROPERTY:

The property the subject of this suit for eviction is located in Cooke County JP Pct. 1 at:

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

SERVICE OF CITATION:

Service is requested on Defendant by personal service at home or work, or by delivery to a person over the age of 16 years at Defendant's usual place of residence. If required, Plaintiff requests alternative service as allowed by the Texas Rules of Civil Procedure. Other home or work addresses where Defendant may be served are:

Plaintiff knows of no other home or work addresses of Defendant in this county.

NOTICE TO VACATE:

Plaintiff has given Defendant a written notice to vacate and demand for possession pursuant to §24.005 Texas Property Code. Such notice was delivered on _____ (date) by:

- personal delivery to the tenant or any person residing at the premises who is 16 years of age or older;
- affixing the notice to the inside of the main entry door;
- regular mail, registered mail, or certified mail, return receipt requested, to the premises in question; or
- securely affixing to the outside of the main entry door a sealed envelope containing the notice and on which was written the tenant's name, address, and in all capital letters, the words "IMPORTANT DOCUMENT" or substantially similar language and, not later than 5 p.m. of the same day, depositing the notice in the mail in Cooke County. Notice was given by this method because the premises has no mailbox and has a keyless bolting device, alarm system, or dangerous animal that prevented entering or because I reasonably believed that harm would result from personal delivery.

GROUND(S) FOR EVICTION:

Plaintiff alleges the following ground(s) for eviction: *(check all that apply)*

Unpaid rent. Defendant failed to pay rent for the following time period(s): _____

In addition to the suit for eviction, Plaintiff includes a suit for unpaid rent.

The amount of rent claimed as of the 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.

Lease violations. Defendant breached the terms of the lease *(other than payment of rent)* as follows:

 Holdover. Defendant is unlawfully holding over by failing to vacate at the end of the rental term or extension period. The end of such term or renewal period was _____.

ATTORNEY'S FEES:

Plaintiff WILL WILL NOT be seeking attorney's fees. Attorney's name and contact information is:

IMMEDIATE POSSESSION BOND: If Plaintiff has filed a bond for immediate possession, Plaintiff requests that: (1) the Court set the amount of the bond; (2) the Court approve the bond; and (3) proper notices, as required by the Texas Rules of Civil Procedure, are given to Defendant(s).

RELIEF:

Plaintiff requests that Defendant be served with citation and that Plaintiff be awarded a judgment against Defendant for possession of the premises, including removal of Defendant and Defendant's 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 lease, or if not so stated, at the statutory rate for judgments.

I hereby request a jury trial. The fee is \$22 and must be paid at least 3 days before trial.

I hereby consent for the answer and any motions or pleadings to be sent to my email address as follows:

Respectfully Submitted,

PLAINTIFF'S SIGNATURE

Printed Name: _____ Address: _____

Phone Number: _____

SWORN TO AND SUBSCRIBED before me on _____.

COURT CLERK OR NOTARY