

STATE OF INDIANA)
)
COUNTY OF TIPPECANOE) SS: IN THE TIPPECANOE SUPERIOR IV COURT
CAUSE NO: 79D04- _____

Plaintiff Name and Address or Reference Number

Defendant Name and Address

SUMMONS AND COMPLAINT—POSSESSION FOR NONPAYMENT OF RENT

Plaintiff complains of defendant and for cause of action says:

1. That on the _____ day of _____, 20_____, plaintiff leased to defendant the following described real estate located in _____ County, Indiana, to-wit _____ for which defendant agreed to pay plaintiff as rental the sum of _____ dollars per _____ on the _____ day of each _____ beginning on the _____ of _____, 20_____.
2. That pursuant to said agreement defendant took possession of said premises and has since and still does occupy the same.
3. That defendant has ☐ failed to pay rent as it became due or ☐ that defendant has breached the terms of the lease by: _____ and the landlord has given tenant written notice to correct the violation within 10 days. (Check correct box.)
4. That defendant has not surrendered the possession of said real estate to the plaintiff. Since the expiration of said notice, defendant has unlawfully held over and detained plaintiff of possession of said premises.
5. This cause has been assigned for hearing on _____. You must appear personally or by your Attorney to the Tippecanoe County Superior IV Court or the plaintiff may be given a default judgment against you.

WHEREFORE, plaintiff demands judgment for \$_____ dollars, for the possession of said real estate, and for all other proper relief.

SIGNED BY _____
Plaintiff's Signature and Phone

CLERK OF TIPPECANOE COUNTY

Dated _____

Important Information Concerning This Action

1. If you are the defendant, you need to appear in Superior Court IV (2nd Floor, Tippecanoe County Courthouse) at the date and time on the other side of this paper. Court proceedings are conducted in English. You may bring someone with you to translate if you are more comfortable in another language.
2. If the claim arises out of a written contract, a copy is attached. If the claim is on account, an itemized statement is attached.
3. If you do not appear, a default judgment may be entered. Even if you do not dispute the claim, you need to appear to establish a method to pay the judgment.
4. If you have any documents or witnesses, bring them with you.
5. If you wish to file a Counter-Claim, it must be served upon the plaintiff seven (7) days prior to trial.
6. You may request a jury trial by filing a request in writing within ten (10) days of receipt of the summons and at least three (3) days prior to the trial date.
7. Any motions for a continuance should be filed in writing with the court five (5) business days prior to the hearing.
8. You may appear in person or by sending your attorney. An attorney is not required. If the defendant is a business, a full time employee of the business can appear for the business for claims up to \$1500 if authorization from the business is on file with the Court.

Call the Court Bailiff at (765) 423-9266 if you have any questions.

Información referente a esta Acción Judicial.

1. Si usted ha sido demandado, necesita presentarse al Juzgado Superior IV (en el 2º. Piso del Palacio de Justicia del Condado de Tippecanoe), en la fecha y hora indicada al otro lado de esta hoja. Las audiencias se llevan a cabo en inglés. Si usted necesita servicios de interpretación, puede llamar a Berenice Spencer al 423-9253. Los gastos relacionados con esos servicios correrán por su cuenta, a menos que el Juez determine lo contrario.
2. Si la demanda es el resultado del incumplimiento de un contrato, hemos adjuntado una copia del mismo. En caso de que se esté reclamando la falta de pago de una factura, adjuntaremos un estado de cuenta detallado.
3. Si usted no se presenta a la audiencia, se dictará sentencia en su contra. Aunque usted esté de acuerdo en pagar la cantidad solicitada, debe comparecer frente al juez con el propósito de establecer un plan de pagos para saldar su cuenta.
4. Si usted tiene testigos o documentos que ayuden a presentar más claramente su versión del caso, presénte-los frente al juez, el día de su audiencia.
5. Si usted desea entablar una Contra-demanda, deberá notificar a la contra parte con siete (7) días de anticipación a la fecha fijada para la audiencia.
6. Usted puede solicitar que se lleve a cabo un Juicio frente a los miembros de un Jurado, presentando al Tribunal una solicitud por escrito, durante los primeros 10 días a partir de la fecha en la que usted haya recibido la notificación para presentarse al Tribunal, y por lo menos tres (3) días antes de la fecha fijada para el juicio.
7. Una moción para prorrogar, usted debe solicitarlo por escrito, por lo menos cinco (5) días antes de la fecha fijada para su primera audiencia.
8. Usted puede comparecer en persona o por medio de su abogado, aunque los servicios de un abogado no son un requisito. En caso de que la demanda haya sido presentada contra un negocio o empresa, y que la demanda ascienda a \$1,500.00 como máximo, un empleado de tiempo completo puede comparecer en representación de la empresa, siempre y cuando la empresa haya autorización por escrito al empleado y dicha autorización sea documentada frente al Tribunal, en el expediente del caso.