

## Petition: Eviction Case (Texas Property Code Chapter 94)

Removal of a Manufactured Home from a Leased Lot in a Manufactured Home Community Having Four or More Lots

No. C \_\_\_\_\_ - \_\_\_\_\_ J4

Court Date & Time: \_\_\_\_\_

\_\_\_\_\_  
Plaintiff(s)

vs.

\_\_\_\_\_  
Defendant(s)

**In the Justice Court  
Precinct 4  
Denton County, Texas**

816 N Highway 377  
Roanoke, Texas 76262  
972-434-3910 Fax 972-434-3911

COMPLAINT: Plaintiff hereby complains of the defendant(s) named above for eviction of plaintiff's premises (including storerooms and parking areas) located in the above precinct. Address of the property is:

\_\_\_\_\_  
Street Address Unit No. (If Any) City TX Zip Code

1. Service of Citation: Service is requested on defendant(s) by personal service at home or work or by alternative service as allowed by the Texas Justice Court Rules of Court. Other addresses where the defendant(s) may be served are: \_\_\_\_\_.
2. Grounds for Eviction:
  - Nonpayment of Rent: Total delinquent rent as of date of filing is \$\_\_\_\_\_. Defendant(s) failed to pay rent for the following time period(s): \_\_\_\_\_. Rental Subsidy (If Any) \$\_\_\_\_\_. Tenant's Portion: \$\_\_\_\_\_. Total Monthly Rent: \$\_\_\_\_\_. 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.
  - Other Grounds/Lease Violations (specify): \_\_\_\_\_.
  - Holdover: 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 \_\_\_\_\_.
3. Notice to Vacate: Plaintiff gave defendant(s) a written notice to vacate (according to Ch. 24 of the Texas Property Code) and demand for possession on \_\_\_\_\_ and delivered by this method: \_\_\_\_\_.
4. Attorney's Fees: Plaintiff  will be/  will NOT be seeking applicable attorney's fees. Attorney's name, address, and phone & fax numbers are: \_\_\_\_\_.
5.

Manufactured Home Owner	Mailing Address	City, State, Zip
Lien holder	Mailing Address	City, State, Zip

6. SEC. 201(b) Servicemembers Civil Relief Act Affidavit: Plaintiff/agent being duly sworn on oath under penalty of perjury (fine and/or up to one year in jail) deposes and says that the above-named defendant(s) (check one):

- Is not subject to the Servicemembers Civil Relief Act of 2003 or a dependent of a servicemember.
- Is on active military duty and/or is subject to the Servicemembers Civil Relief Act of 2003.
- Defendant has waived his/her rights under the Servicemembers Civil Relief Act of 2003.
- Servicemember status of defendant is unknown at this time.

REQUEST FOR JUDGMENT: Plaintiff prays that defendant(s) be served with citation and that plaintiff have judgment against defendant(s) for: possession of premises, including removal of defendant(s) and defendant's possessions, unpaid rent, attorney's fees, court costs, and interest on the above sums at the rate stated in the rental contract, or if not so stated, at the statutory rate for judgments under Civil Statutes Article 5069-1.05.

\_\_\_\_\_  
Petitioner's **Printed Name**

\_\_\_\_\_  
**Signature** of Plaintiff (Landlord/Property Owner) or Agent

<b>Defendant's Information (If Known):</b>	
Date of Birth	_____
Last 3 digits of Driver License	_____
Last 3 digits of Social Security	_____
Phone Number	_____

\_\_\_\_\_  
Address of Plaintiff or Agent

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Phone & Fax No. of Plaintiff or Agent

**STATE OF TEXAS**  
**COUNTY OF DENTON**

**Subscribed and sworn to** before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

## JUSTICE COURT CIVIL CASE INFORMATION SHEET (4/13)

**CAUSE NUMBER (FOR CLERK USE ONLY):** \_\_\_\_\_

**STYLED** \_\_\_\_\_  
(e.g., John Smith v. All American Insurance Co; In re Mary Ann Jones; In the Matter of the Estate of George Jackson)

A civil case information sheet must be completed and submitted when an original petition is filed to initiate a new suit. The information should be the best available at the time of filing. This sheet, required by Rule of Civil Procedure 502, is intended to collect information that will be used for statistical purposes only. It neither replaces nor supplements the filings or service of pleading or other documents as required by law or rule. The sheet does not constitute a discovery request, response, or supplementation, and it is not admissible at trial.

1. Contact information for person completing case information sheet:	2. Names of parties in case:
--	------------------------------

Name: _____	Telephone: _____
Address: _____	Fax: _____
City/State/Zip: _____	State Bar No: _____

Plaintiff(s): _____ _____
Defendant(s): _____ _____

[Attach additional page as necessary to list all parties]

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

3. Indicate case type, or identify the most important issue in the case (select only 1):
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- |   |  |
|---|--|
| <p><input type="checkbox"/> <b>Debt Claim:</b> A debt claim case is a lawsuit brought to recover a debt by an assignee of a claim, a debt collector or collection agency, a financial institution, or a person or entity primarily engaged in the business of lending money at interest. The claim can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p> <p><input type="checkbox"/> <b>Repair and Remedy:</b> A repair and remedy case is a lawsuit filed by a residential tenant under Chapter 92, Subchapter B of the Texas Property Code to enforce the landlord's duty to repair or remedy a condition materially affecting the physical health or safety of an ordinary tenant. The relief sought can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p> | <p><input type="checkbox"/> <b>Eviction:</b> An eviction case is a lawsuit brought to recover possession of real property, often by a landlord against a tenant. A claim for rent may be joined with an eviction case if the amount of rent due and unpaid is not more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p> <p><input type="checkbox"/> <b>Small Claims:</b> A small claims case is a lawsuit brought for the recovery of money damages, civil penalties, personal property, or other relief allowed by law. The claim can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p> |
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