{{p include\_docx\_template(‘000\_case\_style\_civil.docx’)}}

**ORIGINAL PETTION FOR EVICTION**

Plaintiff, {{plaintiff.name.full()}} sues Defendant{% if defendant.gathered\_count > 1 %}s{% endif %} {{ defendant.command\_and\_list()}} and all other occupants (“Defendant”) for eviction on Plaintiff’s premises, including storerooms and parking areas located in the above precinct and having an address of {{the\_property.on\_one\_line()}}.

**Rent**

The total monthly rent due from and payable by Defendant is:

Rental Subsidy: {{rent\_subsidy}}

Tenant’s Portion {{rent\_tenant}}

TOTAL {{rent\_total}}

**Grounds**

{%p if eviction\_basis == “Failure to pay rent as required under the lease agreement” %}

Plaintiff alleges the following grounds for eviction: Defendant failed to pay rent throughout the time period beginning {{rent\_unpaid\_first\_date}} through {{rent\_unpaid\_last\_date}}. The amount of rent now due and owing is {{rent\_unpaid\_amount}}.

{%p elif eviction\_basis == “Termination of tenancy at will” %}

Plaintiff alleges the following grounds for eviction: Plaintiff has exercised Plaintiff's right to terminate a tenancy at will.

{%p elif eviction\_basis == “Expiration of lease” %}

Plaintiff alleges the following grounds for eviction: The lease expired on {{lease\_expieration\_date}}.

{%p elif eviction\_basis == “Sale of residence” %}

Plaintiff alleges the following grounds for eviction: Plaintiff has sold the residence and has given notice that Plaintiff is exercising Plaintiff’s right to terminate the lease under the lease agreement.

{%p elif eviction\_basis == “Damage to property” %}

Plaintiff alleges the following grounds for eviction: Defendant or Defendant’s invited guests have damaged the above referenced property beyond normal wear and tear and Plaintiff has given notice that Plaintiff is exercising Plaintiff’s right to terminate the lease.

{%p elif eviction\_basis == “Condemnation of property” %}

Plaintiff alleges that the property has been condemned and is no longer habitable.

{%p elif eviction\_basis == “Non-compliance with lease agreement” %}

Plaintiff alleges that Defendant has failed to comply with the lease agreement as follows: {{other\_violation\_description}}.

{%p endif %}

**Notice to Vacate**

Plaintiff served Defendant a written notice to vacate in compliance with Section 24.005 of the Texas Property Code and demand for possession on {{demand\_service\_date}} by {{demand\_service\_method}}.

**Claim for Unpaid Rent**

Plaintiff asks the Court to confirm a judgment in favor of Plaintiff and against each Defendant named above, jointly and severally.

{%p if plaintiff\_is\_represented %}

**Attorney’s Fees**

Plaintiff was required to retain {{attorney.name.full()}} of {{attorney.firm}} to protect Plaintiff’s rights and pursue and defend this suit. Plaintiff asks the Court to confirm a judgment in favor of Plaintiff and against each Defendant named above, jointly and severally, in the amount of Plaintiff’s reasonable and necessary attorney’s fees and costs.

{%p endif %}

{%p if immediate\_possession\_requested %}

**Immediate Possession Bond**

Plaintiff has filed a bond for immediate possession and requests that (1) the Court set the amount of the bond; (2) the Court set the amount of the bond; and (3) proper notices be given to Defendant in compliance with the Texas Rules of Civil Procedure.

{%p endif %}

**Service of Citation**

Plaintiff requests that citation be issued. This petition and with citation attached should be served on each defendant named in this suit or to a person over the age of 16 years at {{premises\_address.full()}} or wherever each such defendant may be found. If, after reasonable attempts, service has not been successful, Plaintiff asks the Court to authorize alternative service as permitted by the Texas Rules of Civil Procedure.

{%p if jury\_demanded %}

**Jury Demand**

Plaintiff requests a jury trial and will pay the jury fee of {{jury\_fee\_amount}} at least three days before trial.

{%p endif %}

{%p if email\_service\_consented %}

**Consent to Electronic Service**

Plaintiff consents for the answer to this suit and any other motions or pleadings to be served on Plaintiff by electronic mail to {{case.client.email}}.

{%p endif %}

**Relief Requested**

Plaintiff requests that Defendant be served with citation and that Plaintiff is awarded a judgment against Defendant for: possession of the premises, including removal of Defendant and Defendant’s property and possession from the subject premises; unpaid rent{% if plaintiff\_is\_represented %}; attorney’s fees and costs{% endif %};pre- and post-judgment interest at the rate stated in the lease or the statutory rate for judgments.

{{p include\_docx\_template(‘000\_prose\_signature\_block.docx’)}}

**Declaration**

My name is {{client.name.full()}}. My date of birth is {{client.date\_of\_birth}}. My address is {{client.address.full()}}, U.S.A. I declare under penalty of perjury that all information provided is true and correct.

SIGNED in {{county\_of\_execution}}, {{state\_of\_execution}} on {{execution\_date}}.

{{client\_signature}}

{{client.name.full()}}

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| --- |
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