

# 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.

<b>1. Contact information for person completing case information sheet:</b>  <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Name: _____   Address: _____   City/State/Zip: _____   Email: _____   Signature: _____ </div> <div style="width: 45%;"> Telephone: _____   Fax: _____   State Bar No: _____ </div> </div>	<b>2. Names of parties in case:</b>  Plaintiff(s): _____  Defendant(s): _____  [Attach additional page as necessary to list all parties]
<b>3. Indicate case type, or identify the most important issue in the case (select only 1):</b>	
<input type="radio"/> <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.	<input type="radio"/> <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.
<input type="radio"/> <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.	<input type="radio"/> <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.

CAUSE NO. \_\_\_\_\_

_____	§	IN THE JUSTICE COURT
PLAINTIFF	§	
	§	
v.	§	PRECINCT <u>ONE</u>
	§	
_____	§	
DEFENDANT	§	<u>FANNIN</u> COUNTY, TEXAS

PETITION – EVICTION CASE (WITH TEDP INFORMATION)

**COMPLAINT:** Plaintiff hereby sues the following Defendant(s): \_\_\_\_\_

\_\_\_\_\_

for eviction from Plaintiff's premises (including storerooms and parking areas) located in the above precinct. The address of the property is:

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

**GROUND FOR EVICTION:** Plaintiff alleges the following grounds for eviction:

- ☐ **Unpaid rent.** Defendant(s) failed to pay rent for the following time period(s): \_\_\_\_\_  
\_\_\_\_\_. 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.
- ☐ **Other lease violations.** Defendant(s) breached the terms of the lease (other than by failing to pay rent) as follows: \_\_\_\_\_  
\_\_\_\_\_.
- ☐ **Holdover.** Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or renewal of extension period, which was \_\_\_\_\_, 20\_\_\_\_.

**NOTICE TO VACATE:** Plaintiff has given Defendant(s) a written notice to vacate (according to Chapter 24.005 of the Texas Property Code) and demand for possession. Such notice was delivered on \_\_\_\_\_, 20\_\_\_\_ by this method: \_\_\_\_\_  
\_\_\_\_\_.

**SUIT FOR RENT:** Plaintiff ☐ does or ☐ does not include a suit for unpaid rent.

**ATTORNEY'S FEES:** Plaintiff ☐ will be or ☐ will not be seeking applicable attorney's fees. The attorney's name, address, phone and fax numbers are: \_\_\_\_\_  
\_\_\_\_\_.



**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).

**SERVICE OF CITATION:** Service is requested on Defendant(s) 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(s) may be served are:

---

---

---

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

**RELIEF:** Plaintiff requests that Defendant(s) is served with the citation and that Plaintiff is awarded a judgment against Defendant(s) for: possession of the premises, including removal of Defendant(s) 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 other motions or pleadings to be sent to my email address as follows: \_\_\_\_\_.
- ☐ I have reviewed the information about the Texas Eviction Diversion Program available at [www.txcourts.gov/eviction-diversion/](http://www.txcourts.gov/eviction-diversion/).

Plaintiff's Printed Name \_\_\_\_\_

Signature of Plaintiff or Agent or Attorney \_\_\_\_\_

**Defendant's Information (if known):**

Date of birth: \_\_\_\_\_

Last three digits of Driver License: \_\_\_\_\_

Last three digits of Soc. Sec. No.: \_\_\_\_\_

Phone No.: \_\_\_\_\_

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

Phone & Fax No. of Plaintiff/Agent/Attorney \_\_\_\_\_

**SWORN TO AND SUBSCRIBED** on \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
CLERK OF THE JUSTICE COURT OR NOTARY

**AFFIDAVIT OF MILITARY STATUS OF DEFENDANT(S)**

CAUSE NUMBER: \_\_\_\_\_

\_\_\_\_\_, PLAINTIFF

IN THE JUSTICE COURT

PRECINCT 1

VS.

FANNIN COUNTY, TEXAS

\_\_\_\_\_, DEFENDANT

My name is (please print)\_\_\_\_\_.

I am (check one) \_\_\_the plaintiff or \_\_\_an authorized agent of the plaintiff in the case described above. I am capable of making this affidavit. I have been duly sworn on oath and the facts in this affidavit are within my personal knowledge and are true and correct.

**[check or fill in as applicable]**

\_\_\_1. No defendant in this case is on active duty in the U.S. military (Army, Navy, Air Force, Marines or Coast Guard).The facts on which I base my conclusion are

\_\_\_\_\_  
\_\_\_\_\_.

\_\_\_2. Defendant [insert name(s)]\_\_\_\_\_ is on active duty in the U.S. military.

\_\_\_3. Defendant [insert name(s)]\_\_\_\_\_ has been deployed by the U.S. military to a foreign country.

\_\_\_4. Plaintiff and the undersigned (if the undersigned is acting agent of plaintiff) are not able to determine whether any defendant is in the U.S. military – except for any defendant named in 2 above.

\_\_\_5. Plaintiff and the undersigned (if the undersigned is acting agent of plaintiff) are not able to determine whether any defendant is in the U.S. military has been deployed to a foreign country – except for any defendant named in 3 above.

\_\_\_6. Defendant,[insert name(s)]\_\_\_\_\_ has signed, while on active duty, a separate written waiver if his or her rights under the U.S.Servicemembers Civil Relief Act of 2003.

\_\_\_\_\_  
Affiant (Plaintiff)

Sworn to and subscribed before me on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CLERK OF THE COURT  
Justice Court, Precinct 1  
Fannin County, Texas

\_\_\_\_\_  
NOTARY PUBLIC  
IN AND FOR THE  
STATE OF TEXAS





LANDLORDS & RENTERS

# Are you or your tenants behind on rent?

## The Texas Rent Relief Program is here to help.

COVID-19 has affected Texans across the state. We have emergency funds available to help Texas renters pay current and past due rent and utility bills.

Both landlords and tenants can apply – even if the landlord has already sued for eviction in their local court.

Households must have incomes at or below 80% of the Area Median Income and meet other eligibility requirements. For full details, visit [TexasRentRelief.com](https://TexasRentRelief.com).

**Accepting applications beginning  
February 15th  
8 a.m. CST**

### What costs does the program cover?

*The Texas Rent Relief Program can help renters with the following costs starting as far back as March 13, 2020:*

- Past due, current and up to 3 months of expected rent costs
- Past due, current and up to 3 months of expected utility and home energy expenses
- After the initial 3 months of forward assistance, you can apply for 3 additional months of assistance if funds are still available

For Information and to Apply

**833-9TX-RENT**

Toll Free 833-989-7368

[TexasRentRelief.com](https://TexasRentRelief.com)

Assistance is available in multiple languages.



Texas Coronavirus Relief Bill Rental Assistance Program administered by the Texas Department of Housing and Community Affairs. Providing false, incomplete, or inaccurate information on application forms or seeking assistance for months in which assistance has been or will be provided may result in up to 5 years of imprisonment and for each occurrence a fine of up to \$10,000. Other program limitations and eligibility requirements apply. Rental assistance may be subject to change. For full details, visit [TexasRentRelief.com](https://TexasRentRelief.com) for details. Funds may no longer be available by the time your household applies.