



Justice of the Peace, Precinct 2

700 E. Abram, Suite 200

Arlington, TX 76010

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EVICTION/ FORCIBLE WORKSHEET

Instructions:

All Landlords must have this form completed for the Court if you are suing for unpaid back rent as the basis for your lawsuit.

Please make sure to prorate unpaid rent on a banker's calendar of 30 days, through today only. Future rent on your books can jeopardize a Writ of Possession.

The Court cannot award late fees, utilities, or damages to property in an Eviction Lawsuit.

Do not include Court costs in the amount you are seeking. If you prevail today, those will be added.

Sample Script:

A) Your Honor, the defendant entered into a lease agreement with _____(plaintiff) on _____(date of lease) and it is currently a valid month to month lease.

B) The term of the lease was for _____ months at \$_____per month which is due, in advance, on or before the first of each month without demand.

C) The amount of pure lived up back rent is:
\$_____ for the month of _____
\$_____ for the month of _____
For a total of \$_____.

D) The defendant is in violation of the lease as per paragraph _____

E) As per page _____ paragraph_____ entitled default, the lease states that the tenant loses their right to possess the premises if they breach any term of the lease contract.

F) Proper written Notice to Vacate was delivered via _____ (how notice was delivered) on _____, 20_____(date notice was given).

G) _____(Plaintiff's name) is pleading for possession of the property located at _____ (address of property) and back rent in the amount of \$_____ (amount of back rent) and court costs.

H) I would like to have these documents admitted into evidence (typically the lease, notice to vacate and ledger).