

Eviction Packet

Judge Timothy J. Mendolia

Eviction Case: 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 \$20,000, excluding statutory interest and court costs, but including attorney fees, if any.

Important Notice:

APPROPRIATE COURTROOM ATTIRE IS REQUIRED. All persons entering the courtroom should be dressed in clothing reasonable befitting the dignity and solemnity of the court proceedings. No shorts, tank tops, flip flops, hats, etc. Cell phones and other electronics must be turned off when in the courtroom. Food and drink is not allowed in the courtroom.

Section 24.005

Notice to Vacate Prior to Filing Eviction Suit

- (a) If the occupant is a tenant under a written lease or oral rental agreement, the landlord must give the tenant who defaults or holds over beyond the end of the rental term or renewal period at least three days written lease or agreement. A landlord who files a forcible detainer suit on grounds that the tenant is holding over beyond the end of the rental term or renewal period must also comply with the tenancy termination requirements of Section 91.001.
- (b) If the occupant is a tenant at will or by sufferance, the landlord must give the tenant at least three days written notice to vacate before the landlord files a forcible detainer suit unless the parties have contracted for a shorter or longer notice period in a written lease or agreement. If a building is purchased at a tax foreclosure sale or a trustee's foreclosure sale under a lien superior to the tenant's lease and the tenant timely pays rent and is not otherwise in default under the tenant's lease after foreclosure, the purchaser must give a residential tenant of the building at least 30 days written notice to vacate if the purchaser chooses not to continue the lease. The tenant is considered to timely pay the rent under this subsection if, during the month of the foreclosure sale, the tenant pays the rent for that month to the landlord before receiving any notice that a foreclosure sale is scheduled during the month or pays the rent for that month to the foreclosing lienholder or the purchaser at foreclosure not later than the fifth date after the date of receipt of a written notice of the name and address of the purchaser that request payment. Before a foreclosure sale, a foreclosing lienholder may give written notice to the tenant stating that a foreclosure notice has been given to the landlord or owner of the property and specifying the date of the foreclosure.
- (c) If the occupant is a tenant of a person who acquired possession by the forcible entry, the landlord must give the person at least three days written notice to vacate before the landlord files a forcible detainer suit.
- (d) In all situation in which the entry by the occupant was a forcible entry under Section 24.001, the person entitled to the possession must give the occupant oral or written notice to vacate before the landlord files a forcible entry and detainer suit. The notice to vacate under this subsection may be to vacate immediately or by specified deadline.
- (e) If the lease or applicable law requires the landlord to give a tenant an opportunity to respond to a notice of proposed eviction, a notice to vacate may not be given until the period provided for the tenant to respond to the eviction notice has expired.
- (f) Except as provided by Subsection (f-1), the notice to vacate shall be given in person or by mail at the premises in questions. Notice in person may be by personal delivery to the tenant or any person residing at the premises who is 16 years of age or older or personal delivery to the premises is affixing the notice to the inside of the main entry door. Notice by mail may be by regular mail, by registered mail, or by certified mail, return receipt requested, to the premises in question.

(f-1)

As an alternative to the procedures of Subsection (f), a landlord may deliver the notice to vacate by securely affixing to the outside of the main entry door a sealed envelope that contains the notice and on which is written the tenants name, address, and in all capital letters, the words "IMPORTANT DOCUMENT" or substantially similar language and, not later than 5 p.m. of the same day, depositing in the mail in the same county in which the premises in question is located a copy of the notice to the tenant if:

(1)

The premises has no mailbox and has a keyless bolting devise, alarm system, or dangerous animal that prevents the landlord from entering the premises to affix the notice to vacate to the inside of the main entry door; or

(2)

The landlord reasonably believes that harm to any person would result from personal delivery to the tenant or a person residing at the premises or from personal delivery to the premises by affixing the notice to the inside of the main entry door.

(f-2)

Notice to vacate under Subsection (f-1) is considered delivered on the date the envelope is affixed to the outside of the door and is deposited in the mail, regardless of the date the notice is received.

(g)

The notice period is calculated from the day on which the notice is delivered.

(h)

A notice to vacate shall be considered a demand for possession for purposes of Subsection (b) of Section 24.002.

(i)

If before the notice to vacate is given as required by the section the landlord has given a written notice or reminder to the tenant that rent is due and unpaid, the landlord may include in the notice to vacate required by the section a demand that the tenant pay the delinquent rent or vacate the premises by the date and time stated in the notice.

EVICTION SUIT FEES

Eviction Filing fee- \$54.00 made payable to Justice of the Peace #4
Service fee- \$100.00 (per person served) made payable to
Parker County Constable

Jury Fee \$22.00 made payable to Justice of the Peace #4

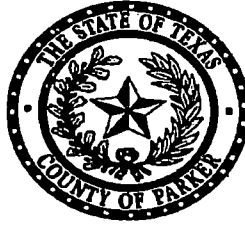
Writ of Possession \$5.00 made payable to Justice of the Peace #4
\$150.00 made payable to Parker County Constable

The Writ of Possession may be filed on the 6th day after judgment but not more than 60 days after judgment for possession unless good cause is shown.

Abstract of Judgment Issuance fee- \$5.00 per abstract made payable to Justice of the Peace #4

The Abstract of Judgment may be filed on the 6th day after judgment, and may be filed in each county where the Defendant owns real property. *A separate filing fee will need to be paid to the County Clerk's office at the time of filing the Abstract.*

TIMOTHY J. MENDOLIA
JUSTICE OF THE PEACE, PRECINCT FOUR



READ CAREFULLY BEFORE FILING THE PETITION

The following information is furnished to you as a courtesy of the Justice of the Peace office for filing eviction suits. The Court cannot advise you what you should do and are barred by law from giving you legal advice. The Court can only answer procedural questions.

Eviction suits must be filed in the Justice Precinct where the property is located. If you are unsure, please contact 911 addressing in Parker County at 817-598-6135. This is a suit for you to regain possession of your property or to combine a suit for rent with this suit. Please print clearly.

- The plaintiff is the owner of the property; if you are acting as agent, the owner is the plaintiff (not you) and you should sign the petition as the agent for the landlord (plaintiff). **Agents must provide a signed notarized statement from the landlord designating you as agent.**
- You must name all persons that signed your lease as defendants. All others living at the property can be considered "all other occupants" (ex: "John Doe and all other occupants"). If you name more than one person, you will be required to pay a service fee for each person named.
- State tenant's full address, including apartment number (if applicable) and city.
- In order to properly file this suit, you must have given the defendant(s) a written demand to vacate the premises.
- In order to sue for attorney fees, you must have given the tenant a 10-day written notice which stated that if they did not vacate by the 11th day after the date of receipt of the notice, you would be entitled to attorney's fees (if employment of counsel is necessary and verified).
- You must also complete the Justice Court Civil Information Sheet and the Military Affidavit.
- If you are suing for past due rent and/or attorney's fees the total amount of both added together cannot exceed \$20,000.

The cost for you to have your case filed and the citation served is **\$154.00** if only one defendant. Service fee for each additional defendant will be an additional \$100.00. This is a "court cost" that can be included in the judgment if you win your case. If filing in person the day and time of hearing will be written on your receipt. If filing by mail, you will receive notice of hearing by mail, phone call or email if provided.

PLEASE NOTE: YOU MUST HAVE COPIES FOR THE COURT'S FILE OF ANY DOCUMENTS YOU INTEND TO SUBMIT TO THE COURT AS EVIDENCE. YOU WILL BE CHARGED FOR ANY COPIES THE COURT MUST MAKE.

Evictions may be dismissed only in open court or by written motion. If the tenant vacates the property and you do not want to come for the hearing and obtain your written judgment, you must submit a written motion for dismissal so the case can be cleared from the court's docket.

JUSTICE COURT CIVIL CASE INFORMATION SHEET

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 this case:
Name: _____ Phone #: _____ Fax # _____ Address: _____ City/State/Zip _____ State Bar # _____ Email: _____ Signature: _____ _____	Plaintiff(s): _____ _____ Defendant(s): _____ _____ _____ _____ (Attach additional pages as necessary to list all parties)
3. Indicate case type, or identify the most important issue in the case (select only 1)	
<input type="checkbox"/> Debt Claim: 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 \$20,000, excluding statutory interest and court costs but including attorney fees, if any.	<input type="checkbox"/> Eviction: 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 of the amount of rent due and unpaid is not more than \$20,000, excluding statutory interest and court costs but including attorney fees, if any.
<input type="checkbox"/> Repair and Remedy: 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="checkbox"/> Small Claims: 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 \$20,000, excluding statutory interest and court costs but including attorney fees, if any.

PETITION: EVICTION CASE

CASE NO. (court use only) _____ **With suit for Rent** COURT DATE: _____

In the Justice Court, Precinct 4, Parker County, Texas

PLAINTIFF _____
(Landlord/ Property Name)

Rental Subsidy (if any) \$ _____
Tenant's Portion \$ _____

VS.

DEFENDANTS(S): _____

TOTAL MONTHLY RENT \$ _____

COMPLAINT: Plaintiff (Landlord) 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 State Zip

1. SERVICE OF CITATION: Service is requested of defendants by personal service at home or work or by alternative service as allowed by the Texas Justice Rules of Court. Other addresses where the defendant(s) may be served are:

2. UNPAID RENT AS GROUNDS FOR EVICTION: Defendant(s) failed to pay rent for the following time period(s): _____ TOTAL DELINQUENT RENT AS 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.

3. OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS: Lease Violations (if other than non-paid rent -- list lease violations) _____

4. HOLDOVER AS GROUNDS FOR EVICTION: Defendant(s) are unlawfully holding over since they failed to vacate at the end of the rental term or renewal of the extension period, which was the _____ day of _____, 20____.

5. 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 the _____ day of _____ and delivered by this method: _____

6. ATTORNEY'S FEES: Plaintiff will be or will NOT be seeking applicable attorney's fees. Attorney's name, address, and phone & fax numbers are: _____

7. BOND FOR POSSESSION: If Plaintiff has filed a bond for possession, plaintiff requests (1) that amount of plaintiff's bond and defendant's counter bond be set, (2) that plaintiff's bond be approved by the Court, and (3) that proper notices as required by the Texas Justice Court Rules are given to Defendant(s).

REQUEST FOR JUDGEMENT: Plaintiff prays that defendant(s) be served with citation and that plaintiff have judgment against defendant(s) for: possession of premises, including removal of defendants and defendants' 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 rental contract, or if not so stated, at the statutory rate for judgments under Civil Statutes Article 5069-1.05.

I give my consent for the answer and any other motions or pleadings to be sent to my email address which is: _____

8. I certify that I have reviewed the information on the Texas Eviction Diversion Program at www.txcourts.gov/eviction-diversion.

Petitioner's Printed Name

Signature of Plaintiff (Landlord/Property Owner) or Agent

DEFENDANT(S) INFORMATION (if known):

Address of Plaintiff (Landlord/ Property Owner) or Agent

DATE OF BIRTH: _____

*LAST 3 NUMBERS OF DRIVER LICENSE: _____

*LAST 3 NUMBERS OF SOCIAL SECURITY: _____

DEFENDANT'S PHONE NUMBER: _____

City

State

Zip

CAUSE NO. _____

VS

§ IN THE JUSTICE COURT
§ PRECINCT FOUR
§ PARKER COUNTY, TX

AFFIDAVIT OF MILITARY STATUS OF DEFENDANT

Before me, the undersigned clerk of the justice court or notary public, on this day personally appeared the undersigned affiant whose identity is known to me. After I administered an oath to such affiant, he or she upon oath and under penalty of perjury stated the following:

My name is *[please print]* _____; I am *[check one]* _____ the plaintiff or _____ an authorized agent or _____ attorney for the plaintiff in the above styled and numbered cause. I am over the age of 18 and am capable of making this affidavit. The facts stated in the affidavit are within my personal knowledge and are true and correct.

[check as applicable]

- The defendant is not in the military.
- The defendant is not on active duty in the military and/or
- The defendant is not in a foreign country on military service.
- The defendant is on active military duty and/or is subject to the Service member Civil Relief Act of 2003.
- The defendant has waived his/her rights under the Service member Civil Relief Act of 2003.
- The defendant's military status is unknown at this time.

Signature of Plaintiff/Agent/Attorney

Subscribed and sworn to before me by _____ on this the _____ day of _____, 20____.

Court Clerk/Notary Public

PENALTY FOR MAKING OR USING FALSE AFFIDAVIT: A person who makes or uses an affidavit knowing it to be false, shall be fined as provided in title 18 United States Code, or imprisoned for not more than one year, or both.



Parker County Constable's Office

Precinct 4

16600 Old Weatherford Road

Aledo, Texas 76008

817-441-9396 Ext. #2

Constable Scott Jones

Eviction Information

Describe the residence you are evicting the defendants from:

Check One

Mobile Home

[]

Apartment

[]

Brick Home

[]

4-Plex

[]

Frame Home

[]

Duplex

[]

Color of Residence: _____

Gate Code: _____

Please draw a map to the property or give any details that might help us identify the property. You may use the back of this sheet if necessary. This will help assure we get your citation served in a timely manner.

Thank You,

Constable Precinct 4

Self-Represented Litigants Resources

- Texas Lawyer Referral Service – (800) 252-9690
- To check military status –
<https://www.dmdc.osd.mil/scra/owa/home>
- Texas Justice Court Training Center information for self-represented litigants – www.tjctc.org/SRL
- Office of Court Administration Self-Represented Litigant Site:
www.txcourts.gov/programs-services/self-help/self-represented-litigants/
- State Bar of Texas Information, including legal information and low or no cost legal assistance: www.texasbar.com, and then click on “For The Public”
- Forms and information, including for other types of cases –
www.texaslawhelp.org
- Texas Eviction Diversion Program (TEDP) –
www.txcourts.gov/eviction-diversion

Supreme Court of Texas

Misc. Docket No. 22-9096

Fifty-Sixth Emergency Order Regarding the COVID-19 State of Disaster

ORDERED that:

1. Governor Abbott has declared a state of disaster in all 254 counties in the State of Texas in response to the imminent threat of the COVID-19 pandemic. This Order is issued pursuant to Section 22.0035(b) of the Texas Government Code.

2. On November 5, 2021, the Texas Department of Housing and Community Affairs ("TDHCA") closed the Texas Eviction Diversion Program to new applications because TDHCA had successfully paid or obligated all rental assistance funds available to date. On March 14, 2022, the U.S. Department of Treasury allocated TDHCA and eight local jurisdictions in Texas additional rental assistance funds, totaling \$89,679,746. On October 14, 2022, the U.S. Department of Treasury announced that TDHCA and three local jurisdictions in Texas will receive additional rental assistance funds, totaling \$32,898,397. TDHCA continues to process previously submitted applications, and some cities and counties have rental assistance funds available. Accordingly, the Fifty-Fourth Emergency Order (Misc. Dkt. No. 22-9069) is renewed as amended.

3. In any action for eviction to recover possession of residential property under Chapter 24 of the Texas Property Code and Rule 510 of the Texas Rules of Civil Procedure based, in whole or part, on the nonpayment of rent:

a. in addition to the contents required by Texas Rule of Civil Procedure 510.4(a), the citation must include:

i. the following statement: "You may be able to have some of the rent you owe paid and stop your eviction. Find out more about available rental assistance programs in your area at <https://www.consumerfinance.gov/coronavirus/mortgage-and-housing-assistance/renter-protections/find-help-with-rent-and-utilities/>. If there is an available rental assistance program in your area, tell the judge you are

interested in participating. To find out more about what to tell the judge and what may happen with your eviction, visit www.TexasLawHelp.org or call Texas Legal Services Center for assistance at 855-270-7655.”; and

ii. the following Spanish translation of the statement in (i): “Usted podrá ser elegible para recibir asistencia en algunos pagos vencidos de su alquiler y detener su desalojo. Visite el siguiente enlace para mayor información sobre los programas de asistencia para pagos de alquiler disponibles en su localidad <https://www.consumerfinance.gov/coronavirus/mortgage-and-housing-assistance/renter-protections/find-help-with-rent-and-utilities/>. Si hay programas disponibles en su localidad, informe usted al juez que desea participar en alguno de ellos. Puede visitar el siguiente enlace www.TexasLawHelp.org para mayor información sobre qué decir ante el juez y qué puede ocurrir en un proceso de desalojo, o puede llamar al Centro de Servicios Legales de Texas (en inglés, Texas Legal Services Center) al teléfono 855-270-7655.”; and

b. at the trial required by Texas Rules of Civil Procedure 510.6 and 510.7 or 510.10(c), the judge:

i. must allow, if available, representatives from legal aid organizations or volunteer legal services to be present—in person or remotely—to provide information, advice, intake, referral, or other assistance for eligible litigants;

ii. must confirm whether or not the plaintiff-landlord has any pending applications for rental assistance involving the defendant-tenant, including applications for rental assistance through the Texas Eviction Diversion Program, or has provided any information or documentation directly to a rental assistance provider for the purpose of receiving rental assistance involving the defendant-tenant;

iii. should, if rental assistance is available:

(A) discuss the available rental assistance programs and the procedures in this Order with the plaintiff-landlord and defendant-tenant;

(B) ask each plaintiff-landlord and defendant-tenant individually whether they are interested in participating in an available rental assistance program; and

iv. must, if the plaintiff-landlord has a pending application for rental assistance involving the defendant-tenant, has provided any

information or documentation directly to a rental assistance provider for the purpose of receiving rental assistance involving the defendant-tenant, or the plaintiff-landlord and defendant-tenant both express an interest in participating in an available rental assistance program:

(A) immediately abate the eviction action for 60 days or until the plaintiff-landlord reinstates the eviction action under Paragraph 5, whichever is first;

(B) immediately make all court records, files, and information—including information stored by electronic means—relating to the eviction action confidential to prohibit disclosure to the public; and

(C) inform the parties of the extension, reinstatement, and dismissal procedures outlined in Paragraphs 4, 5, and 6 of this Order; and

c. at the trial required by Texas Rule of Civil Procedure 510.10(c), if the plaintiff-landlord has a pending application for rental assistance involving the defendant-tenant, the plaintiff-landlord has provided any information or documentation directly to a rental assistance provider for the purpose of receiving rental assistance involving the defendant-tenant, or the plaintiff-landlord and defendant-tenant both express an interest in participating in an available rental assistance program, the judge must also immediately instruct the justice court to make all court records, files, and information—including information stored by electronic means—relating to the eviction action confidential to prohibit disclosure to the public.

4. The judge may extend the abatement period under Paragraph 3(b)(iv) upon the plaintiff-landlord's request. Each extension must not exceed 60 days.

5. To reinstate an eviction action abated under Paragraph 3(b)(iv), the plaintiff-landlord must file a motion to reinstate with the court within the abatement period and serve a copy of the motion on the defendant-tenant. The motion must show that the application for rental assistance involving the defendant-tenant, including an application to participate in the Texas Eviction Diversion Program, has been denied, canceled, or withdrawn or that the plaintiff-landlord has communicated to the rental assistance program that the plaintiff-landlord no longer wishes to participate in and receive funds from the program. Upon the filing and service of the motion, the judge must sign and serve—in a method provided by Texas Rule of Civil Procedure 510.4—a written order that:

a. reinstates the eviction action;

b. sets the eviction action for trial as soon as practicable, but no later than 21 days after the date the order is signed;

c. states the procedures for the action to proceed; and

d. makes all court records, files, and information—including information stored by electronic means—relating to the eviction action non-confidential to allow disclosure to the public.

6. If the plaintiff-landlord does not file and serve a motion to reinstate an action abated under Paragraph 3(b)(iv) within the abatement period, the judge must dismiss the action, including any claims that do not involve the nonpayment of rent, with prejudice. The judge must dismiss the action the day after the abatement period expires, without requiring either party to file a motion or make a request. All court records, files, and information—including information stored by electronic means—relating to the dismissed eviction action must remain confidential.

7. Paragraph 6 does not prohibit the plaintiff-landlord from filing an action for eviction based on future events or acts that are an independent basis for eviction.

8. Even if the plaintiff-landlord and defendant-tenant do not express an interest in participating in an available rental assistance program at trial under Paragraph 3(b), they may later inform the judge of their interest in participating in an available rental assistance program or their actual participation in a rental assistance program, including the Texas Eviction Diversion Program, and, so long as a writ of possession has not issued, the judge must:

a. set aside any judgment;

b. immediately make all court records, files, and information—including information stored by electronic means—relating to the eviction action confidential to prohibit disclosure to the public; and

c. sign a written order stating the procedures that apply for reinstating the judgment or dismissing the eviction action.

9. The procedures for reinstating the judgment under Paragraph 8(c) must include making all court records, files, and information—including information stored by electronic means—relating to the eviction action non-confidential to allow disclosure to the public.

10. This Order is effective immediately and expires January 1, 2023, unless extended by the Chief Justice of the Supreme Court.

11. The Clerk of the Supreme Court is directed to:
- a. post a copy of this Order on www.txcourts.gov;
 - b. file a copy of this Order with the Secretary of State; and
 - c. send a copy of this Order to the Governor, the Attorney General, and each member of the Legislature.

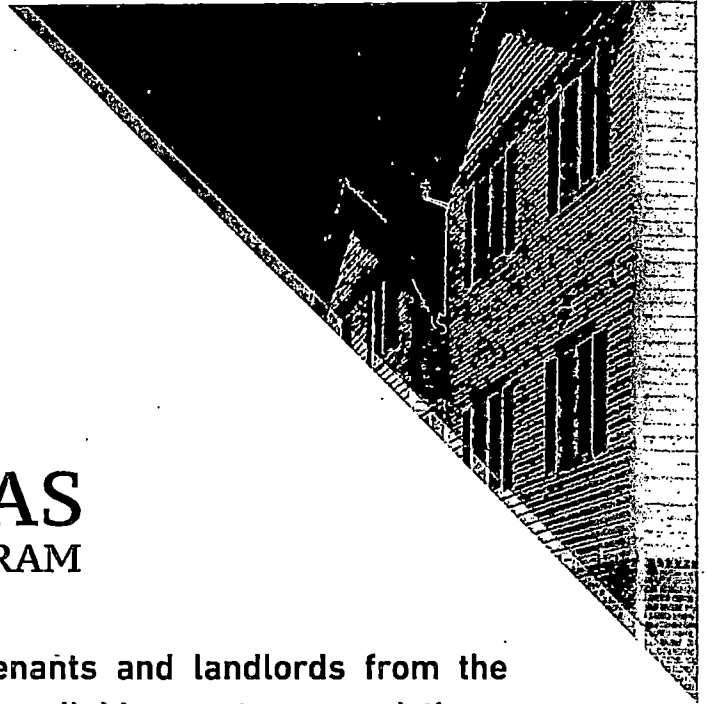
12. The State Bar of Texas is directed to take all reasonable steps to notify members of the Texas bar of this Order.

Dated: October 31, 2022.

JUSTICE DEVINE dissents.



Nathan L. Hecht, Chief Justice



STATE OF TEXAS

EVICITION DIVERSION PROGRAM

Emergency rental assistance for tenants and landlords from the Texas Eviction Diversion Program is available now to stop evictions. Landlords get paid, eviction is dismissed and tenant stays housed!

Who qualifies?

Texas tenants behind on their rent due to the COVID-19 pandemic and facing eviction. Both tenant and landlord must participate and meet the requirements on the back of this page.

What does the program offer?

Up to 15 months of rental and utility assistance for eligible tenants and their landlords.

How does the program help landlords, tenants, and our Texas communities?

- Allows courts to pause eviction cases while tenant and landlord apply for assistance.
- Makes lump sum payments to landlords for past-due rent and late fees for allowing tenants to remain in their homes.
- Keeps evictions off tenants' records.

How do I apply?

- Review the requirements on the back of this page. Both landlord and tenant must agree to participate.
- At eviction hearing, tenant and landlord should tell the judge they want eviction paused to pursue rent assistance through the Texas Eviction Diversion Program.
- Tenant and landlord submit application online (TexasRentRelief.com) or by phone (833-9TX-RENT). Application can also be submitted before eviction hearing.

April 21, 2021

For Information and to Apply

833-9TX-RENT
Toll Free 833-989-7368

TexasRentRelief.com

Assistance is available in multiple languages.

TEXAS EVICTION DIVERSION PROGRAM (TEDP) GUIDELINES

Tenant and Landlord both apply online (TexasRentRelief.com) or by phone (833-9TX-RENT)

If application is eligible and complete, payment to landlord is generally within 14 days.

LANDLORD / UNIT	TENANT / HOUSEHOLD
<p>Eligibility Requirements:</p> <ul style="list-style-type: none"> ■ Assistance for rent and reasonable late fees (stemming from non-payment of rent) no older than March 13, 2020 ■ Must have a bank account and complete online steps to accept direct deposit payment via Bill.com when prompted 	<p>Eligibility Requirements:</p> <ul style="list-style-type: none"> ■ Household has been sued for eviction from primary residence located in Texas ■ Household has eviction court docket number ■ Household income is at or below 80% of Area Median Income (limits available by county at TexasRentRelief.com) ■ Household member certifies one of the following: <ul style="list-style-type: none"> ■ They have qualified for unemployment benefits on or after March 13, 2020 OR ■ Due to or during the pandemic they have: <ul style="list-style-type: none"> • Experienced a reduction in household income, • Incurred significant costs, or • Experienced financial hardship ■ Household must do one of the following: <ul style="list-style-type: none"> ■ Provide an eviction notice or past-due utility or rent notice; OR ■ Certify that unless they receive rental assistance, they would have to move to an unsafe/unhealthy environment like a shared living situation or emergency shelter
<p>Documents and Information Needed:</p> <ul style="list-style-type: none"> ■ Government-issued or personal ID (only if individual/sole proprietor) ■ Lease agreement (or if no lease agreement, landlord must provide the lease term and amount of monthly rent and certify the information provided is true) ■ Completed IRS Form W-9 ■ ACH Deposit Information 	<p>Documents and Information Needed:</p> <ul style="list-style-type: none"> ■ Government-issued or personal ID for one person on the lease ■ Lease agreement (or if no lease, rent receipt or other proof of payment for the three most recent complete months paid) ■ Court docket number, Justice of the Peace precinct, and county ■ Past due utility bill(s), If utility assistance is being requested
<p>You will be required to certify you:</p> <ul style="list-style-type: none"> ■ Will waive fees or penalties not covered by the Texas Rent Relief program, and not pass court costs on to the tenant ■ Have not received assistance from another program for the same months of rent for this household and will not apply in the future for the covered months ■ Will release the tenant from payment liability for this time period, waive all claims raised in the eviction case, and not evict the tenant for the period covered by the Texas Rent Relief program ■ Will reimburse the Texas Rent Relief program within 10 business days if you receive rent payment for this same unit and time period 	<p>You will be required to certify you:</p> <ul style="list-style-type: none"> ■ Have a household income at or below 80% of Area Median Income (limits available by county at TexasRentRelief.com) ■ Have <u>not</u> received rental assistance for the same months of rent or the rental assistance received was less than the full amount owed, and will not seek such assistance in the future for the covered months ■ Will reimburse the Texas Rent Relief program within 10 business days if you receive other rent or utility payment assistance for this same time period
<p style="text-align: center;">This temporary program is a unique partnership between the Supreme Court of Texas, Texas Office of Court Administration (OCA), and the Texas Department of Housing and Community Affairs (TDHCA) and part of the Texas Rent Relief (TRR) Program.</p>	

For Questions on Program Eligibility, Application, Reasonable Accommodation Requests:
 TexasRentRelief.com | 833-9TX-RENT / 833-989-7368

For Questions on Court Process:
 txcourts.gov/eviction-diversion | 855-270-7655 (Texas Legal Service Center)



GUÍA DEL PROGRAMA DE PREVENCIÓN DE DESALOJO DE TEXAS (TEDP)

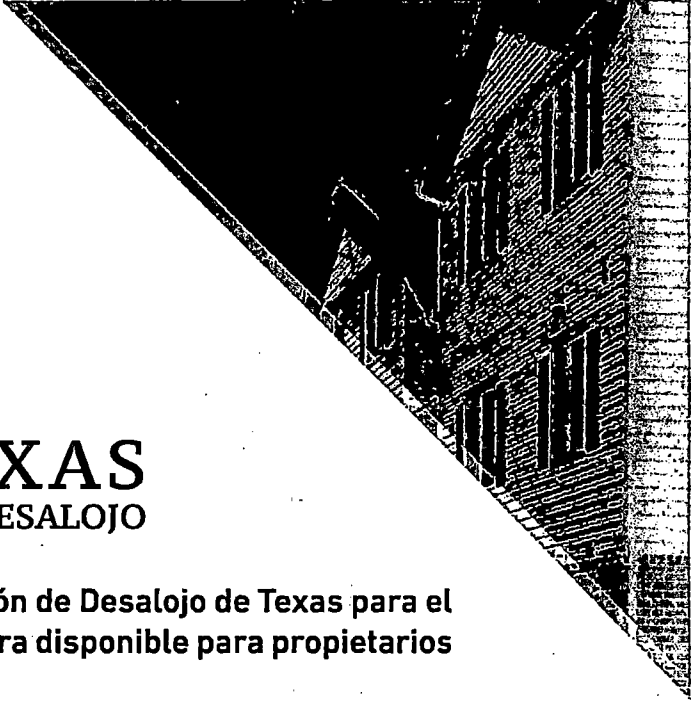
El inquilino y el propietario aplican en línea (TexasRentRelief.com) o por teléfono (833-9TX-RENT). Si la aplicación es elegible y está completa, el pago al propietario normalmente se hace en 14 días.

PROPIETARIO / UNIDAD DE VIVIENDA	INQUILINO/ FAMILIA
<p>Requisitos de elegibilidad:</p> <ul style="list-style-type: none"> ■ Asistencia para rentas y recargos razonables por pagos atrasados (como resultado del incumplimiento del pago de rentas) no anteriores al 13 de marzo del 2020 ■ Debe tener una cuenta bancaria y completar los pasos en línea cuando se le solicite para recibir pagos directos mediante depósitos ACH por Bill.com 	<p>Requisitos de elegibilidad:</p> <ul style="list-style-type: none"> ■ El inquilino ha sido demandado para ser desalojado de su residencia primaria ubicada en Texas ■ El inquilino tiene un número de expediente del proceso legal de desalojo ■ Los ingresos familiares son del 80% o menos del Ingreso Medio del Área (límites disponibles por condado en TexasRentRelief.com) ■ Los miembros de la familia certifican uno de los siguientes: <ul style="list-style-type: none"> ■ Han calificado para beneficios por desempleo a partir del 13 de marzo del 2020 ■ Debido a la pandemia o durante la misma han: <ul style="list-style-type: none"> • Experimentado una reducción en los ingresos de la familia, • Hecho gastos extraordinarios, o • Experimentado problemas financieros ■ Las familias deben hacer uno de los siguientes: <ul style="list-style-type: none"> ■ Proporcionar una notificación de desalojo o de rentas vencidas o de servicios públicos vencidos; O ■ Certificar que a menos que reciban asistencia tendrían que mudarse a un ambiente poco seguro o poco saludable, como un espacio de vivienda compartida o un albergue de emergencia
<p>Documentación e información necesaria:</p> <ul style="list-style-type: none"> ■ Documento de identificación emitido por el gobierno o identificación personal (únicamente si es una persona individual/propietario único) ■ Copia del contrato o acuerdo de arrendamiento firmado (o si no existe un contrato escrito, el propietario debe proporcionar los términos del contrato y la cantidad de renta y certificar que la información es verdadera) ■ Formulario W-9 del Servicio de Rentas Internas (IRS) completo ■ Información para recibir pagos mediante depósitos ACH 	<p>Documentación e información necesaria:</p> <ul style="list-style-type: none"> ■ Documento de identificación emitido por el gobierno o identificación personal de una persona nombrada en el contrato ■ Copia del contrato o acuerdo de arrendamiento (o si no existe un contrato escrito, recibo de la renta u otra constancia de pago de los últimos tres meses completos pagados más recientemente) ■ Número de expediente del proceso legal, número de distrito del Juez de Paz, y condado de la corte ■ Copias de las facturas de servicios públicos vencidas, si se está solicitando asistencia para servicios públicos
<p>Es necesario que usted certifique que:</p> <ul style="list-style-type: none"> ■ Renunciará a todos los recargos por pagos atrasados o penalidades no cubiertos por el Programa de Asistencia para el Pago de Rentas, y no le trasladará los costos del proceso legal al inquilino ■ No ha recibido asistencia de otro programa para los mismos meses de renta para este inquilino, y no aplicará en el futuro para los meses cubiertos ■ Liberará al inquilino de responsabilidad por el pago de rentas para este período de tiempo, renunciará a todos los reclamos hechos en relación con el proceso de desalojo, y no desalojará al inquilino durante el período cubierto por el Programa de Prevención de Desalojo de Texas ■ Reembolsará al Programa de Prevención de Desalojo de Texas dentro de los siguientes 10 días hábiles si recibe el pago de la renta para esta misma unidad y este mismo período de tiempo 	<p>Es necesario que usted certifique que:</p> <ul style="list-style-type: none"> ■ Sus ingresos familiares son del 80% o menos del Ingreso Medio del Área (límites disponibles por condado en TexasRentRelief.com) ■ No ha recibido asistencia para el pago de rentas para los mismos meses de renta, o la asistencia recibida era menor que la cantidad total adeudada, y no buscará asistencia en el futuro para los meses cubiertos ■ Reembolsará al Programa de Prevención de Desalojo de Texas dentro de los siguientes 10 días hábiles si usted recibe otra asistencia para el pago de la renta o servicios públicos para el mismo período de tiempo
<p>Este programa temporal es una colaboración única entre la Corte Suprema de Texas, la Oficina de Administración de Tribunales (OCA), y el Departamento de Vivienda y Asuntos Comunitarios de Texas (TDHCA), y forma parte del Programa de Asistencia para el Pago de Rentas de Texas (TRR).</p>	

Para preguntas acerca de la elegibilidad, aplicación y solicitudes razonables para adaptaciones al programa: TexasRentRelief.com | 833-9TX-RENT / 833-989-7368

Para preguntas acerca del proceso legal: txcourts.gov/eviction-diversion | 855-270-7655 (Texas Legal Service Center)





ESTADO DE TEXAS PROGRAMA DE PREVENCIÓN DE DESALOJO

La asistencia del Programa de Prevención de Desalojo de Texas para el pago de rentas por emergencia está ahora disponible para propietarios e inquilinos para detener los desalojos.

Los propietarios obtienen sus pagos, los desalojos se detienen, y ¡los inquilinos permanecen en sus hogares!

¿Quién califica?

Los habitantes de Texas que estén atrasados con sus rentas debido a la pandemia del COVID-19 y que estén en peligro de ser desalojados. Tanto el propietario como el inquilino deben participar y cumplir con los requisitos en la parte de atrás de esta página.

¿Qué ofrece el programa?

Hasta quince (15) meses de asistencia para el pago de rentas y servicios públicos para los propietarios e inquilinos que sean elegibles.

¿Cómo ayuda el programa a los propietarios, a los inquilinos, y a nuestras comunidades de Texas?

- Les permite a las cortes detener las demandas de desalojo mientras los inquilinos y propietarios aplican para obtener asistencia.
- Hace pagos globales a los propietarios por las rentas vencidas y los recargos por pagos atrasados, a cambio de permitir que los inquilinos permanezcan en sus hogares.
- Mantiene los procesos de desalojo confidenciales de divulgación pública.

¿Cómo aplico?

- Revise los requisitos en la parte de atrás de esta página. Tanto el propietario como el inquilino deben estar de acuerdo en participar.
- En la audiencia de desalojo, el inquilino y el propietario le deben informar al Juez que desean detener el proceso y buscar asistencia a través del Programa de Prevención de Desalojo de Texas.
- Ambos, el inquilino y el propietario deben presentar su aplicación en línea (TexasRentRelief.com) o por teléfono (833-9TX-RENT). La aplicación también se puede presentar antes de la audiencia de desalojo.

21 Abril de 2021

Para obtener información y aplicar, llame gratis a

833-9TX-RENT

Llamada Gratis 833-989-7368

TexasRentRelief.com

Hay ayuda disponible en varios idiomas.