



## UNLAWFUL DETAINER QUESTIONNAIRE (EVICTION)

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### LANDLORD

Name (s) \_\_\_\_\_

Address \_\_\_\_\_

Email address \_\_\_\_\_

Phone \_\_\_\_\_

Individual  Public Agency  Partnership  Corp

Trust  dba name \_\_\_\_\_

Are you the owner  Yes  No

Name & Address of the owner \_\_\_\_\_

What is your interest? \_\_\_\_\_

### RENTAL AGREEMENT INFORMATION:

\*Date Defendants agreed to rent premises \_\_\_\_\_

Month to Month  Other  \_\_\_\_\_

\*Original Rent amount \$ \_\_\_\_\_

\*Written agreement  Oral agreement

Agreement made with: Plaintiff  Agent \_\_\_\_\_

\*Do you have a copy of the agreement? Yes  No

\*Was the original contract changed? Yes  No

If Yes, How? \_\_\_\_\_

Do you have a copy of the changed agreement? Yes  No

\*How much rent is currently due?

\$ \_\_\_\_\_ for the month \_\_\_\_\_

\$ \_\_\_\_\_ for the month \_\_\_\_\_

\$ \_\_\_\_\_ for the month \_\_\_\_\_

\$ \_\_\_\_\_ for the month \_\_\_\_\_

\*Are you seeking termination of tenancy based on factors other than rent owed? Yes  No

\*How would you like to receive the delinquent rent? Please check Bank **or** Mail:

\***Bank Deposit:** Yes  No

\*Bank Name: \_\_\_\_\_

\*Name on Account: \_\_\_\_\_

\*Bank Account Number: \_\_\_\_\_

\***Mail:** Yes  No  Address: \_\_\_\_\_

\_\_\_\_\_

**TENANTS / DEFENDANTS**

Name (s) : \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Property address \_\_\_\_\_

\_\_\_\_\_

How many children under 18 live on the premises? \_\_\_\_\_

Name (s) \_\_\_\_\_

**TERMINATION OF TENANCY**

Has a notice been served to terminate tenancy? Yes [ ] No [ ]

Do you have a copy of the notice? Yes [ ] No [ ]

If yes, check below which notice was served:

Date served? \_\_\_\_\_

Who was served? \_\_\_\_\_

How was service of the notice? Personal [ ] Sub service [ ] Posted / Mailing [ ]

Date Mailed \_\_\_\_\_ If no, check which notice you want prepared:

[ ] 3 Day Notice to Quit (If tenants are in violation of a term on the written lease agreement)

[ ] 3 Day Notice to Pay or Quit (If tenants are delinquent in rental payments with a written lease agreement) [ ] 30 Day Notice to Vacate (If tenants have lived at premises for under 1 year)

[ ] 60 Day Notice to Vacate (If tenants have lived at premises for over 1 year)

[ ] 90 Day Notice to Vacate (If tenants have government housing)

\*Are there unknown occupants? Yes [ ] No [ ]

\*Do you want to serve unknown occupants? Yes [ ] No [ ]

**JUDGEMENT / EVICTION**

\*What type of judgment do you want? Premise [ ] & w Money Judgment [ ]

Do you want statutory damages up to \$600 Yes [ ] No [ ]

If your case goes to a formal hearing, do you want to pay for a jury trial? Yes [ ] No [ ]

**ACKNOWLEDGMENT AND AUTHORIZATION**

I understand that the Document Assistant (LDA or UDA) preparing my documents is NOT an attorney, cannot select forms and DOES NOT give legal advice. I hereby direct the LDA or UDA to type and perform certain services as outlined in the Contract for Services which we each executed regarding this matter. I further declare that the foregoing information which I have provided is, to the best of my knowledge, true and correct.

Date: \_\_\_\_\_

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

\_\_\_\_\_