



Maricopa County Justice Courts, State of Arizona

REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AT LEAST 3 WORKING DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.

CASE NUMBER: _____

Plaintiff(s) Name / Address

Defendant(s) Name / Address

SUMMONS Forcible / Special Detainer

THE STATE OF ARIZONA TO THE ABOVE-NAMED DEFENDANT(S):

1. YOU ARE SUMMONED TO APPEAR and answer this complaint in the court named above.

Trial Date: _____ Time: _____ Courtroom # _____

Be in court at least 15 minutes before the scheduled hearing / trial.

2. You must appear at the date and time shown above if you wish to contest the allegations of this complaint.
3. IF YOU FAIL TO APPEAR, judgment may be entered against you as requested in the complaint.
4. If you enter a plea of NOT GUILTY you should file a formal written answer and pay the required filing fee. In cases of hardship, you may apply for a deferral or waiver of the filing fee. You must be prepared for trial and be prepared to present all documents and witnesses needed to establish any claim, defense or counterclaim you may assert.
5. A trial may be held on the date you appear, or it may be continued for up to three days.
6. The attorney for the plaintiff (or the plaintiff, if not represented by an attorney) must be given a copy of any pleading your file. The address is:

Plaintiff or Attorney for Plaintiff

Address

Date: _____

Justice of the Peace

Maricopa County Justice Courts, State of Arizona

CASE NUMBER: _____

Plaintiff(s) Name / Address

Defendant(s) Name / Address

COMPLAINT - FORCIBLE / SPECIAL DETAINER Residential Mobile Home Commercial

1. This court has jurisdiction to hear this case. The property is located within this court's venue, at:

2. The defendant wrongfully withholds possession of the property.

3. I am the owner of the property and I have given the legal notice required. A copy of the notice is attached.

4A. RENT Defendant has failed to pay rent as agreed. Rent is \$ _____ Monthly Weekly.
Rent is due and unpaid since: _____ Plus a prior unpaid balance of \$ _____

A five day Notice to Pay was served

Personally upon _____ by _____ on _____

_____, or

By certified mail sent _____ (Certified mail receipt will be provided to court).

The rental agreement provides for late fees of \$ _____ per _____. The defendant owes \$ _____ late fees. The defendant owes a rent concession of \$ _____.

4B. NON-COMPLIANCE Defendant has committed, and has failed to remedy, the following material non-compliance of the rental agreement: _____

A Notice to remedy this problem was served as follows: _____

4C. IRREPARABLE BREACH Defendant has committed the following material and irreparable breach: _____

4D. OTHER _____

5. DAMAGES Defendant should pay \$ _____ for the following damage defendant committed to the property: _____

6. I request a money judgment for the amounts described above and also a judgment for possession of the property.

7. WRIT OF RESTITUTION I request the court issue a Writ of Restitution, returning the property to plaintiff's possession.

5 days from the time of judgment or 12 to 24 hours from the time of judgment
(material and irreparable breach only).

I am asking for reimbursement of my court costs, which are estimated to be \$ _____.

I am also asking for attorney fees, which in the event of default will be \$ _____.

I state under penalty of perjury that the foregoing is true and correct.

Date: _____

Plaintiff