

APPLICATION FOR DISPOSSESSORY WARRANT

1. Legal name of title holder of premises (Plaintiff):

2. Applicant (if different from title holder): _____

2a- Authority to execute Affidavit: _____ Attorney at Law _____ Attorney in fact
_____ Agent for owner(s)

2b- Mailing address (notices for court appearance will be sent by US Postal Service):

2c- Phone number(s): _____

3. Defendant(s): _____

Leased premises address: _____

Phone number: _____

4. Type of tenancy: _____ At will (rental agreement with not date of termination)

_____ At sufferance (possession by lawfully right but wrongfully remains)

_____ Written agreement

5. Reason for eviction: _____ Failure to pay rent _____ Term expired

_____ Breach of lease/agreement-specify: _____

6. If tenancy at will, Plaintiff or Agent notified tenant of termination more than

60 days ago: _____ Yes _____ No _____ N/A (date of notice: _____)

7. After termination of failure to pay rent, Plaintiff or agent has demanded that tenant move immediately:

_____ Yes _____ No

8. If written agreement, does it provide either Landlord or Tenant can collect Attorney's fees?

_____ Yes _____ No

8a- If yes, have you sent the notifications of intention to enforce? _____ Yes _____ No

8b- If yes, what is the measure of fees?

_____ Reasonable _____ 10/15% of Principal and Interest _____ Other

9. Rent:

Due date of Rent	
Last time rent was paid	
Amount of rent per month	\$
Past due amount as of today	\$
Late fees now due	\$
Other amounts due explain:	
Total amount claimed	\$

10. Has Plaintiff filed a dispossession proceeding against this defendant within the past twelve months?

_____ Yes _____ No

Other information you wish the court to know: _____

MAGISTRATE COURT OF _____ COUNTY, GEORGIA

DATE FILED _____

Dispossessory

CASE NO. _____

Plaintiff's Name & Address

vs.

Defendant's Name & Address

Defendant's Name & Address (If two or more Defendants)

AFFIDAVIT- - Personally appeared the undersigned affiant who on oath says that affiant is the [] owner, [] attorney at law, [] agent for Plaintiff(s) herein, and that Defendant(s) is/are in possession as tenant(s) of premises at the address stated above, in _____ County, the property of said Plaintiff(s). Plaintiff(s) attest(s) that there are no other person(s)/entity(ies) or known occupant(s) with whom Plaintiff(s) has/have a landlord tenant relationship.

FURTHER THAT: (check applicable claim(s)):

- [] tenant fails to pay the rent which is now past due;
[] tenant holds the premises over and beyond the term for which they were rented or leased to tenant;
[] tenant is a tenant at sufferance;
[] Other: _____; and

THAT Plaintiff(s) is/are entitled to recover any and all rent that may come due until this action is finally concluded. Plaintiff(s) desires and has demanded possession of the premises and Defendant(s) has/have failed and refused to deliver said possession. WHEREFORE, Plaintiff(s) demand(s) (a) possession of the premises; (b) past due rent of \$ _____; (c) rent accruing up to the date of judgment or vacancy at the rate of \$ _____ per day. (Calculate daily rental rate, if seeking rent accruing to date of judgment or vacancy.) (d) _____

Sworn to and subscribed before me, this _____ day of _____, 20 _____.

Affiant [] Owner [] Attorney at Law [] Agent

Attesting Official

SUMMONS -- To the Sheriff of this County or lawful deputies of the Sheriff -- GREETINGS:

The Defendant(s) is/are commanded and required to file an answer to said affidavit in writing or orally in person at the Magistrate Court of _____ County, Georgia on or before the seventh (7th) day after the date of service of this affidavit and summons. If such answer is not made, a Writ of Possession and/or Judgment shall issue as provided by law. Witness the Honorable Chief Magistrate of said Court.

This _____ day of _____, 20 _____.

Magistrate or Deputy Clerk