

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Telephone #:** \_\_\_\_\_  
\_\_\_\_\_

IN THE COUNTY COURT IN AND  
FOR BROWARD COUNTY, FLORIDA

CASE NO. \_\_\_\_\_  
JUDGE \_\_\_\_\_  
DIVISION \_\_\_\_\_

PLAINTIFF

VS.

EVICITION SUMMONS/RESIDENTIAL

\_\_\_\_\_  
and all others in possession  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEFENDANT

TO: \_\_\_\_\_

DEFENDANT (S)

**PLEASE READ CAREFULLY**

YOU ARE BEING SUED BY \_\_\_\_\_ TO REQUIRE YOU TO MOVE  
OUT OF THE PLACE WHERE YOU ARE LIVING FOR THE REASONS GIVEN IN THE ATTACHED  
COMPLAINT.

YOU ARE ENTITLED TO A TRIAL TO DETERMINE WHETHER YOU CAN BE  
REQUIRED TO MOVE, BUT YOU MUST DO ALL OF THE THINGS LISTED BELOW. YOU MUST  
DO THEM WITHIN 5 DAYS (NOT INCLUDING SATURDAY, SUNDAY, OR ANY LEGAL  
HOLIDAY) AFTER THE DATE THESE PAPERS WERE GIVEN TO YOU OR TO A PERSON WHO  
LIVES WITH YOU OR WERE POSTED AT YOUR HOME.

**THE THINGS YOU MUST DO ARE AS FOLLOWS:**

(1) WRITE DOWN THE REASON(S) WHY YOU THINK YOU SHOULD NOT BE FORCED TO  
MOVE. THE WRITTEN REASON(S) MUST BE GIVEN TO THE CLERK OF THE COURT  
AT:

(2) MAIL OR GIVE A COPY OF YOUR WRITTEN REASON(S) TO:

\_\_\_\_\_  
PLAINTIFF/PLAINTIFF'S ATTORNEY

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

(3) PAY TO THE CLERK OF THE COURT THE AMOUNT OF RENT THAT THE ATTACHED  
COMPLAINT CLAIMS TO BE DUE AND ANY RENT THAT BECOMES DUE UNTIL THE  
LAWSUIT IS OVER. IF YOU BELIEVE THAT THE AMOUNT CLAIMED IN THE  
COMPLAINT IS INCORRECT, YOU SHOULD FILE WITH THE CLERK OF THE COURT A  
MOTION TO HAVE THE COURT DETERMINE THE AMOUNT TO BE PAID. IF YOU FILE

A MOTION, YOU MUST ATTACH TO THE MOTION ANY DOUMENTS SUPPORTING YOUR POSITION AND MAIL OR GIVE A COPY OF THE MOTION TO THE PLAINTIFF/PLAINTIFF'S ATTORNEY. (ANY PAYMENT INTO THE REGISTRY OF THE COURT MUST BE TENDERED CASH, CASHIER'S CHECK OR MONEY ORDER AND MUST BE ACCOMPANIED BY PAYMENT OF THE CLERK'S REGISTRY FEE OF 3% OF THE FIRST \$500.00 DEPOSITED AND 1.5% OF EACH SUBSEQUENT \$100.00).

- (4) IF YOU FILE A MOTION TO HAVE THE COURT DETERMINE THE AMOUNT OF RENT TO BE PAID TO THE CLERK OF THE COURT, YOU MUST IMMEDIATELY CONTACT THE OFFICE OF THE JUDGE TO WHOM THE CASE IS ASSIGNED TO SCHEDULE A HEARING TO DECIDE WHAT AMOUNT SHOULD BE PAID TO THE CLERK OF COURT WHILE THE LAWSUIT IS PENDING.

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IF YOU DO NOT DO ALL OF THE THINGS SPECIFIED ABOVE WITHIN 5 WORKING DAYS AFTER THE DATE THAT THESE PAPERS WERE GIVEN TO YOU OR TO A PERSON WHO LIVES WITH YOU OR WERE POSTED AT YOUR HOME, YOU MAY BE EVICTED WITHOUT A HEARING OR FURTHER NOTICE.

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- (5) IF THE ATTACHED COMPLAINT ALSO CONTAINS A CLAIM FOR MONEY DAMAGES (SUCH AS UNPAID RENT), YOU MUST RESPOND TO THAT CLAIM SEPARATELY. YOU MUST WRITE DOWN THE REASONS WHY YOU BELIEVE THAT YOU DO NOT OWE THE MONEY CLAIMED. THE WRITTEN REASONS MUST BE GIVEN TO THE CLERK OF THE COURT AT THE ADDRESS SPECIFIED IN PARAGRAPH (1) ABOVE, AND YOU MUST MAIL OR GIVE A COPY OF YOUR WRITTEN REASONS TO THE PLAINTIFF/PLAINTIFF'S ATTORNEY AT THE ADDRESS SPECIFIED IN PARAGRAPH (2) ABOVE. THIS MUST BE DONE WITHIN 20 DAYS AFTER THE DATE THESE PAPERS WERE GIVEN TO YOU OR TO A PERSON WHO LIVES WITH YOU OR WERE POSTED AT YOUR HOME. THIS OBLIGATION IS SEPARATE FROM THE REQUIREMENT OF ANSWERING THE CLAIM FOR EVICTION WITHIN 5 WORKING DAYS AFTER THESE PAPERS WERE GIVEN TO YOU OR TO A PERSON WHO LIVES WITH YOU OR WERE POSTED AT YOUR HOME.

**THE STATE OF FLORIDA:**

TO EACH SHERIFF OF THE STATE: YOU ARE COMMANDED TO SERVE THIS SUMMONS AND A COPY OF THE COMPLAINT IN THIS LAWSUIT ON THE ABOVE-NAMED DEFENDANT.

DATED ON \_\_\_\_\_, 20\_09\_.

HOWARD C. FORMAN  
CLERK OF THE COUNTY COURT

BY \_\_\_\_\_  
AS DEPUTY CLERK

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within 2 working days of your receipt of this notice, contact 954-831-6364.

**NOTIFICACION DE DESALOJO/RESIDENCIAL**

A: \_\_\_\_\_

DEMANDADO(S)

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

**SIRVASE LEER CON CUIDADO**

USTED ESTA SIENDO DEMANDADO POR \_\_\_\_\_ PARA EXIGIRLE QUE DESALOJE EL LUGAR DONDE RESIDE POR LOS MOTIVOS QUE SE EXPRESAN EN LA DEMANDA ADJUNTA. USTED TIENE DERECHO A SER SOMETIDO A JUICIO PARA DETERMINAR SI SE LE PUEDE EXIGIR QUE SE MUDE, PERO ES NECESARIO QUE HAGA TODO LO QUE SE LE PIDE A CONTINUACION EN UN PLAZO DE 5 DIAS (NO INCLUIDOS LOS SABADOS, DOMINGOS, NI DIAS FERIADOS) A PARTIR DE LA FECHA EN QUE ESTOS DOCUMENTOS SE LE ENTREGARON A USTED O A UNA PERSONA QUE VIVE CON USTED, O SE COLOCARON EN SU CASA.

USTED DEBERA HACER LO SIGUIENTE:

(1) ESCRIBIR EL (LOS) MOTIVO(S) POR EL (LOS) CUAL(ES) CREE QUE NO SE LE DEBE OBLIGAR A MUDARSE. EL (LOS) MOTIVO(S) DEBERA(N) ENTREGARSE POR ESCRITO AL SECRETARIO DEL TRIBUNAL EN EL BROWARD COUNTY COURTHOUSE, FLORIDA.

(2) ENVIAR POR CORREO O DARLE SU(S) MOTIVO(S) POR ESCRITO A:

DEMANDANTE/ABOGADO DEL DEMANDANTE

**DIRECCION**

(3) PAGARLE AL SECRETARIO DEL TRIBUNAL EL MONTO DEL ALQUILER QUE LA DEMANDA ADJUNTA RECLAMA COMO ADEUDADO, ASI COMO CUALQUIER ALQUILER PAGADERO HASTA QUE CONCLUYA EL LITIGIO. SI USTED CONSIDERA QUE EL MONTO RECLAMADO EN LA DEMANDA ES INCORRECTO, DEBERA PRESENTARLE AL SECRETARIO DEL TRIBUNAL UNA MOCION PARA QUE EL TRIBUNAL DETERMINE EL MONTO QUE DEBA PAGARSE. SI USTED PRESENTA UNA MOCION, DEBERA ADJUNTARLE A ESTA CUALESQUIERA DOCUMENTOS QUE RESPALDEN SU POSICION, Y ENVIAR POR CORREO O ENTREGAR UNA COPIA DE LA MISMA AL DEMANDANTE/ABOGADO DEL DEMANDANTE. (CUALQUIER PAGO EN EL REGISTRO DE LA CORTE DEBE SER PAGADO EN EFECTIVO, CHEQUE O MONEY ORDER Y DEBE IR ACOMPAÑADA POR EL PAGO DEL EMPLEADO DEL REGISTRO TASA DEL 3% DE LOS PRIMEROS \$ 500.00 DEPOSITADOS Y EL 1.5% DE CADA UNO DE LOS \$100.00 DÓLARES).

(4) SI USTED PRESENTA UNA MOCION PARA QUE EL TRIBUNAL DETERMINE EL MONTO DEL ALQUILER QUE DEBA PAGARSE AL SECRETARIO DEL TRIBUNAL, DEBERA COMUNICARSE DE INMEDIATO CON LA OFICINA DEL JUEZ AL QUE SE LE HAYA ASIGNADO EL CASO PARA QUE programe una audiencia con el fin de determinar el monto que deba pagarse al secretario del tribunal mientras el litigio este pendiente.

SI USTED NO LLEVA A CABO LAS ACCIONES QUE SE ESPECIFICAN ANTERIORMENTE EN UN PLAZO DE 5 DIAS LABORABLES A PARTIR DE LA FECHA EN QUE ESTOS DOCUMENTOS SE LE ENTREGARON A USTED O A UNA PERSONA QUE VIVE CON USTED, O SE COLOQUEN EN SU CASA, SE LE PODRA DESALOJAR SIN NECESIDAD DE CELEBRAR UNA AUDIENCIA NI CURSARSELE OTRO AVISO

(5) SI LA DEMANDA ADJUNTA TAMBIEN INCLUYE UNA RECLAMACION POR DANOS Y PERJUICIOS PECUNARIOS (TALES COMO EL INCUMPLIMIENTO DE PAGO DEL ALQUILER), USTED DEBERA RESPONDER A DICHA RECLAMACION POR SEPARADO. DEBERA EXPONER POR ESCRITO LOS MOTIVOS POR LOS CUALES CONSIDERA QUE USTED NO DEBE LA SUMA RECLAMADA, Y ENTREGARLOS AL SECRETARIO DEL TRIBUNAL EN LA DIRECCION QUE SE ESPECIFICA EN EL PARRAFO (1) ANTERIOR, ASI COMO ENVIAR POR CORREO O ENTREGAR UNA COPIA DE LOS MISMOS AL DEMANDANTE/ABOGADO DEL DEMANDANTE EN LA DIRECCION QUE SE ESPECIFICA EN EL PARRAFO (2) ANTERIOR. ESTO DEBERA LLEVARSE A CABO EN UN PLAZO DE 20 DIAS A PARTIR DE LA FECHA EN QUE ESTOS DOCUMENTOS SE LE ENTREGARON A USTED O A UNA PERSONA QUE VIVE CON USTED, O SE COLOQUEN EN SU CASA. ESTA OBLIGACION ES APARTE DEL REQUISITO DE RESPONDER A LA DEMANDA DE DESALOJO EN UN PLAZO DE 5 DIAS A PARTIR DE LA FECHA EN QUE ESTOS DOCUMENTOS SE LE ENTREGARON A USTED O A UNA PERSONA QUE VIVE CON USTED, O SE COLOQUEN EN SU CASA.

**CITATION D'EVICITION/RESIDENTIELLE**

A: \_\_\_\_\_

DEFENDEUR(S)

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

**LISEZ ATTENTIVEMENT**

VOUS ETES POURSUIVI PAR \_\_\_\_\_  
POUR EXIGER QUE VOUS EVACUEZ LES LIEUX DE VOTRE RESIDENCE POUR LES RAISONS  
ENUMEREES DANS LA PLAINTTE CI-DESSOUS.

VOUS AVEZ DROIT A UN PROCES POUR DETERMINER SI VOUS DEVEZ DEMENAGER, MAIS  
VOUS DEVEZ, AU PREALABLE, SUIVRE LES INSTRUCTIONS ENUMEREES CI-DESSOUS, PENDANT LES  
5 JOURS (NON COMPRIS LE SAMEDI, LE DIMANCHE, OU UN JOUR FERIE) A PARTIR DE LA DATE OU  
CES DOCUMENTS ONT ETE DONNES A VOUS OU A LA PERSONNE VIVANT AVEC VOUS, OU ONT ETE  
AFFICHES A VOTRE RESIDENCE.

LISTE DES INSTRUCTIONS A SUIVRE:

(1) ENUMERER PAR ECRIT LES RAISONS POUR LESQUELLES VOUS PENSEZ NE PAS AVOIR A  
DEMENAGER. ELLES DOIVENT ETRE REMISES AU CLERC DU TRIBUNAL A BROWARD COUNTY  
COURTHOUSE, FLORIDA.

(2) ENVOYER OU DONNER UNE COPIE AU:

\_\_\_\_\_  
PLAIGNANT/AVOCAT DU PLAIGNANT

\_\_\_\_\_  
ADRESSE

(3) PAYER AU CLERC DU TRIBUNAL LE MONTANT DES LOYERS DUS COMME ETABLI DANS  
LA PLAINTTE ET LE MONTANT DES LOYERS DUS JUSQU'A LA FIN DU PROCES. SI VOUS PENSEZ QUE  
LE MONTANT ETABLI DANS LA PLAINTTE EST INCORRECT, VOUS DEVEZ PRESENTER AU CLERC DU  
TRIBUNAL UNE DEMANDE EN JUSTICE POUR DETERMINER LA SOMME A PAYER. POUR CELA VOUS  
DEVEZ ATTACHER A LA DEMANDE TOUS LES DOCUMENTS SOUTENANT VOTRE POSITION ET FAIRE  
PARVENIR UNE COPIE DE LA DEMANDE AU PLAIGNANT/AVOCAT DU PLAIGNANT. (TOUT PAIEMENT  
DANS LE REGISTRE DU TRIBUNAL DOIT ÊTRE REMIS EN ESPÈCES, CHÈQUE BANCAIRE OU MANDAT  
ET DOIT ÊTRE ACCOMPAGNÉ D'UN FRAIS POUR LE REGISTRE DU GREFFIER DE 3% DES PREMIERS  
\$ 500,00 ET DE 1,5% DE CHAQUE \$100,00 CONSÉCUTIF).

(4) SI VOUS FAITES UNE DEMANDE EN JUSTICE POUR DETERMINER LA SOMME A PAYER AU  
CLERC DU TRIBUNAL, VOUS DEVREZ IMMEDIATEMENT PREVENIR LE BUREAU DE JUGE QUI  
PRESIDERA AU PROCES POUR FIXER LA DATE DE L'AUDIENCE QUI DECIDERA QUELLE SOMME DOIT  
ETRE PAYEE AU CLERC DU TRIBUNAL PENDANT QUE LE PROCES EST EN COURS.

SI VOUS NE SUIVEZ PAS CES INSTRUCTIONS A LA LETTRE DANS LES 5 JOURS QUE SUIVENT LA DATE  
OU CES DOCUMENTS ONT ETE REMIS A VOUS OU A LA PERSONNE HABITANT AVEC VOUS, OU ONT  
ETE AFFICHES A VOTRE RESIDENCE, VOUS POUVEZ ETRE EXPULSES SANS AUDIENCE OU SANS AVIS  
PREALABLE

(5) SI LA PLAINTTE CI-DESSUS CONTIENT UNE DEMANDE POUR DOMMAGES PECUNIAIRES,  
TELS DES LOYERS ARRIERES, VOUS DEVEZ Y REPOINDRE SEPAREMENT. VOUS DEVEZ ENUMERER  
PAR ECRIT LES RAISONS POUR LESQUELLES VOUS ESTIMEZ NE PAS DEVOIR LE MONTANT  
DEMANDE. CES RAISONS ECRITES DOIVENT ETRE DONNEES AU CLERC DU TRIBUNAL A L'ADRESSE  
SPECIFIEE DANS LE PARAGRAPHE (1) ET UNE COPIE DE CES RAISONS DONNEE OU ENVOYEE AU  
PLAIGNANT/AVOCAT DU PLAIGNANT A L'ADRESSE SPECIFIEE DANS LE PARAGRAPHE (2). CELA  
DOIT ETRE FAIT DANS LES 20 JOURS SUIVANT LA DATE OU CES DOCUMENTS ONT ETE PRESENTES A  
VOUS OU A LA PERSONNE HABITANT AVEC VOUS, OU AFFICHES A VOTRE RESIDENCE. CETTE  
OBLIGATION NE FAIT PAS PARTIE DES INSTRUCTIONS A SUIVRE EN REPOSE AU PROCES  
D'EVICITION DANS LES 5 JOURS SUIVANT LA DATE OU CES DOCUMENTS ONT ETE PRESENTES A  
VOUS OU A LA PERSONNE HABITANT AVEC VOUS, OU AFFICHES A VOTRE RESIDENCE.

IN THE COUNTY COURT IN AND  
FOR BROWARD COUNTY, FLORIDA

CASE NO. \_\_\_\_\_

DIVISION: \_\_\_\_\_

JUDGE: \_\_\_\_\_

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

PLAINTIFF

VS.

**COMPLAINT FOR TENANT EVICTION  
AND DAMAGES**

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

DEFENDANT

PLAINTIFF(S), \_\_\_\_\_

brings action against DEFENDANT(S) \_\_\_\_\_ and

alleges: (COUNT 1)

- 1. This is an action for Removal of Tenant from real property in Broward County, Florida:
- 2. Plaintiff(s) is the Landlord and Defendant(s) is the tenant of the following described real property in said county:

\_\_\_\_\_ Broward County

- 3.  The term of the written agreement has expired and the Defendant continues in possession of the premises without permission of the Plaintiff. (copy of written agreement attached)
- The oral agreement has expired by timely notice given of such termination and the Defendant continues in possession of the premises without permission of the Plaintiff. (copy of the notice to vacate attached)
- The term of the agreement has expired by default in payment of the rent and three days notice in writing requiring the payment of such rent or the possession of the premises has been duly served but Defendant refuses to do either. Copy of three day notice attached. This agreement is oral/written (copy of written agreement attached.)

[ ] Defendant materially failed to comply with F.S.83.52 or the terms of the rental agreement, other than failure to pay rent, and timely notice given of such noncompliance and Defendant continues in possession of the premises without permission of the Plaintiff. Copy of the non-compliance attached. This agreement is oral/written (copy of written agreement attached).

**(COUNT 2 DAMAGES)**

- 4. This is an action for damages that do not exceed \$10,000.00
- 5. Plaintiff restates those allegations contained in paragraphs 1-3 above.
- 6. Defendant owes the Plaintiff(s) \_\_\_\_\_, that is due with interest since, \_\_\_\_\_.

**WHEREFORE, Plaintiff demands judgment for possession of the property and costs of this action, forthwith.**

\_\_\_\_\_  
**Plaintiff or Attorney**

Sworn to and subscribed before me on \_\_\_\_\_  
at \_\_\_\_\_, Broward County, Florida.

\_\_\_\_\_  
**Notary Public or Deputy Clerk**