

UNLAWFUL DETAINER

(not Eviction)

USE THIS PACKET IF:

- 1) YOU ARE TRYING TO REMOVE SOMEONE FROM YOUR HOME, and
- 2) YOU HAVE A LEGAL RIGHT TO RESIDE IN YOUR HOME (YOU ARE THE OWNER OR ARE THE LEGAL TENANT), and
- 3) THE PERSON YOU ARE TRYING TO REMOVE DOES **NOT** HAVE A LEGAL RIGHT TO RESIDE IN YOUR HOME (THEY ARE NOT AN OWNER OR A LEGAL TENANT), and
- 4) THERE IS NO AGREEMENT FOR RENT (VERBAL OR IN WRITING) BETWEEN YOU AND THE PERSON YOU ARE TRYING TO REMOVE.

Unlawful Detainer is a county court lawsuit, filed pursuant to Florida Statute, to request that another person be ordered to leave your property. It is similar to an eviction proceeding except that in an Unlawful Detainer case, there is **no landlord/tenant relationship** between the parties, i.e. there is **no agreement to pay rent**, either verbal or in writing. If there is an agreement to pay rent, verbal or in writing, you should consider filing an eviction case. Consult with an attorney if you are not sure.

FORMS IN THIS PACKET

- Unlawful Detainer Complaint
- Unlawful Detainer Summons
- Non-Military Affidavit

- Motion for Default Final Judgement
- Motion for Default & Default
- Writ of Possession

WHEN TO USE

- Required to start the case
- Required to start the case
- Use only if the other party is NOT in the military and they do not file an answer
- Use if no answer is filed
- Use if no answer is filed
- For the Clerk to sign after the Judge signs the Judgment. The Sheriff's office will use this to remove the Defendant.

Information or forms provided by the Clerk of Circuit Court should be considered as basic information only and may not be applicable to every situation. The information is not intended to be used as legal advice. Specific guidance as to how to proceed with filing a lawsuit or answering a lawsuit and questions about your particular situation should be directed to a qualified attorney.

IN THE COUNTY COURT, SECOND JUDICIAL CIRCUIT, IN AND
FOR JEFFERSON COUNTY, FLORIDA

_____,
PLAINTIFF(S),

CASE NO.: _____

v.

DIVISION: _____

_____,
DEFENDANT(S).

_____/

COMPLAINT FOR UNLAWFUL DETAINER

Plaintiff(s), _____, sues the Defendant(s), _____, and alleges as follows:

1. This is a cause of action for unlawful detainer pursuant to Chapter 82, Florida Statutes.
2. On or about (date) _____ Defendant entered or took possession of the dwelling located at (address/description of dwelling) _____, Jefferson County, Florida with the permission of the Plaintiff, but not pursuant to any lease agreement.
3. On or about (date) _____ Plaintiff revoked his/her consent for Defendant to be in possession of the dwelling and, on that date, so informed Defendant by oral/written notice (attach copy if written), and demanded that Defendant vacate the premises.
4. However, Defendant refused to vacate the premises and continues in possession of the dwelling against the consent of Plaintiff, contrary to § 82.04, Florida Statutes.
5. In accordance with § 82.04(1), Florida Statutes, Plaintiff is entitled by this lawsuit to have Defendant removed from possession of the premises; and Plaintiff is entitled to the summary procedure set forth in § 51.011, Florida Statutes.

WHEREFORE, Plaintiff respectfully requests that the Court will find that Defendant wrongfully holds possession of the premises, grant final judgment in favor of Plaintiff and against Defendant, issue a writ of possession in favor of Plaintiff and against Defendant in

accordance with § 82.091, Florida Statutes, award to Plaintiff the costs of this action, and grant to Plaintiff such other relief as justified by the circumstances in this case.

Plaintiff (Your Signature)

_____ (Print Your Name)

_____ (Print Your Address)

_____ (Telephone number)

STATE OF FLORIDA
COUNTY OF _____

Sworn to or affirmed and signed before me by means of physical presence or online notarization on
_____ by _____.

NOTARY PUBLIC or DEPUTY CLERK

[Print, type, or stamp commissioned name of notary or clerk.]

_____ Personally known
_____ Produced identification; Type of identification produced _____

IN THE COUNTY COURT, SECOND JUDICIAL CIRCUIT, IN AND
FOR JEFFERSON COUNTY, FLORIDA

PLAINTIFF(S)

vs

CASE NO: _____

DIVISION: _____

DEFENDANT(S)

**AFFIDAVIT OF NON-MILITARY SERVICE
(UNLAWFUL DETAINER)**

**STATE OF FLORIDA
COUNTY OF JEFFERSON**

Before me, the undersigned authority, personally appeared _____, who
duly sworn, deposes and says:

The Defendant(s) is/are not now nor has\have been in the military service of the United
States of America since the institution of this action.

Plaintiff

**STATE OF FLORIDA
COUNTY OF JEFFERSON**

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization this _____ day of _____, _____,
by _____, [] who is personally known to me or [] who has
produced _____ as identification and who did [] did not [] take an
oath.

Cecil "Trey" Hightower
As Clerk of the Court

As Deputy Clerk

Notary Public

Typed or Printed Name

IN THE COUNTY COURT, SECOND JUDICIAL CIRCUIT,
IN AND FOR JEFFERSON COUNTY, FLORIDA

PLAINTIFF(S)

vs

CASE NO: _____

DIVISION: _____

DEFENDANT(S)

MOTION FOR DEFAULT

Plaintiff moves for entry of a default by the clerk against defendant _____

_____ for failure to serve any paper on the undersigned or file any paper as
required by law.

Plaintiff

IN THE COUNTY COURT, SECOND JUDICIAL CIRCUIT,
IN AND FOR JEFFERSON COUNTY, FLORIDA

PLAINTIFF(S)

vs

CASE NO: _____
DIVISION: _____

DEFENDANT(S)

DEFAULT

A default is entered in this action against the defendant, named in the foregoing motion, for failure to serve or file any paper as required by law.

Dated on _____, _____.

Cecil "Trey" Hightower
Clerk of the Court

By: _____
As Deputy Clerk

IN THE COUNTY COURT, SECOND JUDICIAL CIRCUIT,
IN AND FOR JEFFERSON COUNTY, FLORIDA

PLAINTIFF(S)

vs

CASE NO: _____

DIVISION: _____

DEFENDANT(S)

WRIT OF POSSESSION

THE STATE OF FLORIDA:

To the Sheriff of _____ County, Florida:

YOU ARE COMMANDED to remove all persons from the following described property in

_____ County, Florida: *(Address of Property)*

and to put Plaintiff of the above action in possession of it.

WITNESS my hand and seal of this Court on _____ .

Cecil "Trey" Hightower

Clerk of the Court

By: _____

Deputy Clerk

Plaintiff/Attorney

Address

Phone Number

THIS IS A 24 HOUR NOTICE

IN THE COUNTY COURT, SECOND JUDICIAL CIRCUIT,
IN AND FOR JEFFERSON COUNTY, FLORIDA

Plaintiff,
vs.

Case Number: _____

Defendant.

Division: _____

**SUMMONS FOR UNLAWFUL DETAINER
(5 Day Summons: Claim for Possession of Premises)**

TO: _____

Address: _____

PLEASE READ CAREFULLY

You are being sued by (Plaintiff) _____ to require you to move out of the property located at _____ for the reasons given in the attached complaint.

You are entitled to a trial to decide 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 legal holidays) after the date these papers were given to you or to a person who lives with you (excluding the Plaintiff) 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 Court Clerk at the Jefferson County Courthouse, 1 Courthouse Circle, Monticello, FL 32344.

2. Mail or deliver a copy of your written reason(s) to:

Plaintiff/Plaintiff's Attorney

IF YOU DO NOT DO ALL 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 FORCED TO MOVE WITHOUT A HEARING OR FURTHER NOTICE.

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. Please contact the ADA Coordinator, Jefferson County Courthouse, 1 Courthouse Circle, Monticello, FL 32344 at (850) 606-4000 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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 _____.

Cecil "Trey" Hightower
Jefferson County Clerk of Court

By _____
Deputy Clerk

NOTIFICACION DE DESALOJO
SIRVASE LEER CON CUIDADO

Usted está siendo demandado 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 continuación en un plazo de 5 días (no incluidos los sábados, domingos, ni días 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) motive(s) por el (los) cual(es) cree que no se le debe obligar a mudarse. El (Los) motive(s) deberá(n) entregarse por escrito al secretario del tribunal en el Jefferson County Courthouse, 1 Courthouse Circle, Monticello, FL 32344.
2. Enviar por correo o darle su(s) motive(s) por escrito a Demandante/Abogado del Demandante

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

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con *the ADA Coordinator, Jefferson County Courthouse, 1 Courthouse Circle, Monticello, FL 32344 at (850) 606-4000*, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

CITATION D'EVICITION
LISEZ ATTENTIVEMENT

Vous êtes poursuivi pour exiger que vous évacuez les lieux de votre residence pour les raisons énumérées dans la plainte ci-dessous.

Vous avez droit a un procès pour déterminer si vous devez déménager, mais vous devez, au préalable, suivre les instructions énumérées ci-dessous, pendant les 5 jours (non compris le samedi, le dimanche, ou un jour férie a partir de la date ou ces documents ont ete donnes a vous ou a la personne vivant avec vous, ou ont été affiches a votre residence.

LISTE DES INSTRUCTIONS A SUIVRE:

1. Enumérer par écrit les raisons pour lesquelles vous pensez, ne pas avoir a déménager. Elles doivent Être remises au clerc du tribunal a Jefferson County Courthouse, 1 Courthouse Circle, Monticello, FL 32344.
2. Envoyer ou donner une copie au Plaignant/Avocat du Plaignant

SI VOUS NE SUIVEZ 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 COUS, OU ONT ETE AFFICHES A VOTRE RESIDENCE, VOUS POUVEZ ETRE EXPULSES SANS AUDIENCE OU SANS AVIS PREALABLE

Si vous êtes une personne handicapée qui a besoin d'aménagements pour pouvoir participer à cette procédure, vous avez droit, sans frais, à une certaine aide. Veuillez contacter le coordinateur ADA au Jefferson County Family and Civil Justice Center, 1 Courthouse Circle, Monticello, FL 32344 (850-606-4000), au moins 7 jours avant la date de votre rendez-vous au tribunal, ou dès que possible après avoir reçu la convocation, si la date de votre comparution au tribunal est inférieure à 7 jours ; si vous avez des difficultés à entendre ou à parler clairement, composez le 711.

**IN THE CIRCUIT COURT OF THE SECOND JUDICIAL
CIRCUIT IN AND FOR JEFFERSON COUNTY, FLORIDA**

CASE NO. _____
DIVISION _____

PLAINTIFF(s)

VS.

DEFENDANT(s)

**MOTION FOR DEFAULT FINAL JUDGMENT
(UNLAWFUL DETAINER)**

Plaintiff(s) ask(s) this Court to enter a Default Final Judgment against Defendant(s) for unlawful detainer, stating as follows:

1. Plaintiff(s) filed a Complaint for Unlawful Detainer against the Defendant(s).
2. Defendant(s) failed to timely file an answer, and a default has been entered by the Clerk of Court.

WHEREFORE, Plaintiff(s) ask(s) this Court to enter a Final Judgment for Unlawful Detainer against the Defendant(s).

DATED: _____

Plaintiff/Plaintiff's Attorney

Address

City State Zip

Telephone

Email