

In The County Court In and For  
Broward County, Florida

Case No \_\_\_\_\_

Judge \_\_\_\_\_

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

Plaintiff(s)

vs

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

Defendant(s)

To: \_\_\_\_\_  
Defendant(s)

**Summons / Residential**  
(SUMMARY PROCEDURE PURSUANT  
TO FLORIDA STATUTE 51.011)

**Please Read Carefully**

You are being Sued by: \_\_\_\_\_ to require you to move out of the place where you live for the reasons given in the attached compliant.

You are entitled to a trial to determine whether you can be required to move out, but you must do all of the things listed below. You must do them within 5-days (not including Saturdays, Sundays and Legal Holidays Observed by the Clerk of Courts.) After the date these papers were given to you or a person who lives with you or posted at your home.

**The Things You Must Do Are As Follows**

(1) Write down the reason why you think you shouldn't be forced to move. The written reason(s) must be given to the Clerk of Courts at the Broward County Court house located at:

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

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

(3) Give the Court Clerk the rent that is due as set fourth in the Landlord's Complaint or as determined by the court. You must pay the Clerk the rent each time it becomes do untill the Lawsuit is over. Whether you win or lose the lawsuit, the Judge may pay the rent to the Landlord. (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 and 1 1/2 % 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 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 the Court while the Lawsuit is pending.

*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 a person who lives with you or posted at your home. You may be evicted without a hearing or futher notice.*

(5) If the attached Complaint also contains a Claim for money damages (such rent), you must respond to the claim seperately. You must write down the reason(s) why you believe that you do not owe the money claimed. The written reason(s) must be given to the Clerk of the Court at the address specified in paragraph (1) Above, you must mail or give a copy of your response to the Plaintiff or Plaintiff's Attorney at the address in paragraph (2) above. This must be done within 20 days after these papers were given to you or to a person who lives with you or posted at you home.

**To 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(s).

Dated on \_\_\_\_\_

Howard C. Forman  
Clerk of the County Court

By: \_\_\_\_\_  
Deputy Clerk

If you're a person with a disability who needs any accomadations in order to participate in this preceeding, you are entitled, at no cost to you, to the certain provions of certain assistance. Within two (2) working days of your receipt of this notice, Contact Lauren Failla at (954)831-6364; 201 Se 6 street, Ft. lauderdale, Fl 33301. The phone will accomadate voice and TDD Transmission for the hearing Impaired or voice impaired.

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Broward County, Florida

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

Case No \_\_\_\_\_

Judge \_\_\_\_\_

Plaintiff(s)

vs

**Complaint For Tenant Eviction**

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

Defendant(s)

Plaintiff(s)

brings action against Defendant(s)

and alleges:

(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;

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

- (3)  The term of the written agreement has expired and the Defendant continues possession of the premises without permission of the Plaintiff. (copy of 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 rent and three days notice in writing requiring the payment of such rent or the possession of thesaid premises has been duly served but Defendant refuses to do either. Copy of the Three Day Notice is attached. This agreement is oral / written (copy of written agreement is 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 non-compliance 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 agreement attached)

**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 \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
[ ] Personally known to me [ ] Proof of I.D.

\_\_\_\_\_  
Notary Public / Deputy Clerk

{Stamp}