

DISPOSSESSORY WARRANT

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

AFFIDAVIT

VS. \_\_\_\_\_

PERSONALLY APPEARED \_\_\_\_\_, who on oath says that he/she is the owner or authorized agent for the owner of the following property \_\_\_\_\_; that \_\_\_\_\_ is in possession as tenant of such building and premises, the property of \_\_\_\_\_;

FURTHER TENANT:

- (a) fails or refuses to pay rent which is now past due.
(b) is holding premises over and beyond the term for which they were rented or leased.
(c) is holding the property at will or at sufferance and owner desires possession of the property.
(d) has violated the terms or conditions of the lease.

WHEREFORE, Plaintiff DEMANDS:

(a) possession of the premises; (b) past due rent of \$ \_\_\_\_\_; (c) rent accruing up to the date of judgment of vacancy at the rate of \$ \_\_\_\_\_ per \_\_\_\_\_; (d) all costs of this action: (e) \_\_\_\_\_. Affiant further shows that he/she has demanded possession of the premises and that the same has been refused by the Tenant.

SWORN TO AND SUBSCRIBED BEFORE ME THIS

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

AFFIANT

MAGISTRATE COURT OF GRADY COUNTY, GA.

SUMMONS

TO: \_\_\_\_\_ Pursuant to law, you are hereby notified to be in the MAGISTRATE COURT OF GRADY COUNTY, at the address above given, WITHIN SEVEN (7) DAYS after service hereof, to answer in writing, or to answer orally at said time, and to set forth whatever legal or equitable defense or counterclaim you may have to this dispossession proceeding. If you DO NOT answer WITHIN SEVEN (7) DAYS a writ of possession will be issued against you and Judgment shall be granted as demanded by the plaintiff named herein. If the day for answering falls on Saturday, Sunday, or a legal holiday, such time continues through the next working day of the Court. Witness the Presiding Judge of Said Court.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

MAGISTRATE COURT OF GRADY COUNTY, GEORGIA

INSTRUCTION TO DEFENDANT

1. LAST POSSIBLE DATE TO ANSWER IS: \_\_\_\_\_, 20\_\_\_\_\_.

ALSO NOTE: If amount of claim is uncontested, it MUST BE PAID IN FULL TO THE PLAINTIFF OR TO THE COURT by or on the above date or either said property MUST BE VACATED by said date. Vacation of property does not relieve tenant from judgment debt.

INSTRUCTIONS TO DEPUTY

1. Please count 7 days from the date of service and enter in line "1". If date is Saturday, Sunday or Legal Holiday, enter the next date which is not.

OFFICER'S RETURN

I have this day executed the within affidavit and summons by:

- (1) personally handing a copy to \_\_\_\_\_, tenant.
(2) personally handing a copy to \_\_\_\_\_ who is a person sui juris residing on the premises (at least 12 years old or older).
(3) tacking and mailing a copy of same process on the door of said premises at above address.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Deputy or Constable