

Case No. _____

_____,
Plaintiff,

v.

_____,
Defendant,

and

_____,
Defendants.

SUMMONS — UNLAWFUL DETAINER

TO THE DEFENDANT(S) AND ALL OCCUPANTS NAMED ABOVE:

An unlawful detainer eviction lawsuit has been filed against you by the Plaintiff,
_____, to recover possession of the premises located at:

Street Address: _____

Unit Number (if applicable): _____

City: _____

State: _____

Zip Code: _____

The primary basis for this eviction action is: _____.

NOTICE! You are being sued. The Plaintiff's Complaint or Petition was filed on _____. If

you do not respond to this lawsuit, you can be evicted, lose your property, and have a money judgment entered against you without further warning from the court.

1. HOW TO RESPOND

To defend yourself in this lawsuit, you must file a written response to the Complaint with the Clerk of the Court. Your response must be in the proper legal form. Simply calling the Plaintiff, the Plaintiff's attorney, or the court clerk will not protect you. Your written response must be filed at:

Court Name: _____
Street Address: _____
City: _____
State: _____
Zip Code: _____

You must also mail or deliver a copy of your written response to the Plaintiff's attorney or representative listed below.

2. DEADLINE TO RESPOND

Your written response must be filed with the Clerk of the Court and served on the Plaintiff within _____ days after this Summons and Complaint are served on you. In counting these days, _____.

Your response is due no later than _____ at _____. If you fail to file and serve a written response by this deadline, the Plaintiff may apply to the court for a default judgment against you, and a warrant or writ of restitution may be issued immediately to remove you from the premises.

3. COURT HEARING OR RETURN DATE

You are required to appear in court for a hearing, trial, or return date as follows:

Date: _____
Time: _____
Location: _____
Before: _____

4. LEGAL ASSISTANCE AND LANGUAGE ACCESS

If you cannot afford an attorney, you may contact a local legal aid office or tenant defense program to see if you qualify for free or low-cost legal services.

Language Access / Interpreter Services: [language access or interpreter notice details, e.g., If you require an interpreter, please contact the clerk's office at least five days before your hearing].

5. ISSUING AUTHORITY

This Summons is issued by _____.

Date: _____

Signature: _____

Printed Name: _____

Title: _____

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PLAINTIFF'S ATTORNEY / REPRESENTATIVE CONTACT INFORMATION

The attorney or representative for the Plaintiff who must be served with your response is:

Name: _____

Bar Number (if applicable): _____

Mailing Address:

Street Address: _____

City: _____

State: _____

Zip Code: _____

Phone Number: _____

Email Address: _____

*

PROOF OF SERVICE

(To be completed by the process server)

I, _____, declare under penalty of perjury that I served this Summons, the Complaint, and _____ on the Defendant, _____, as follows:

1. **Date of Service:** _____
2. **Time of Service:** _____
3. **Method of Service:** _____
4. **Address of Service:**
Street Address: _____
City: _____
State: _____
Zip Code: _____

Signature: _____
Printed Name: _____
Title/Capacity: _____
Address: _____
Phone Number: _____