

# Law Office of Roger Franklin

## Eviction Questionnaire

### **Client/Plaintiff**

Name \_\_\_\_\_

Address \_\_\_\_\_

Business Telephone No. \_\_\_\_\_

Home Telephone No. \_\_\_\_\_

Plaintiff's Name (if different from client's) \_\_\_\_\_

Address \_\_\_\_\_

Business Telephone No. \_\_\_\_\_

Home Telephone No. \_\_\_\_\_

Cell number: \_\_\_\_\_

If plaintiff's name is fictitious, state whether plaintiff has filed name with county and published fictitious name statement: \_\_\_\_\_

\_\_\_\_\_

### **Property**

Address \_\_\_\_\_

Cross Street \_\_\_\_\_

Unit Occupied by Tenant(s) \_\_\_\_\_

Number of Units \_\_\_\_\_

Name of Owner (if different from client) \_\_\_\_\_

Date Property Acquired \_\_\_\_\_

Name of Manager (or person providing similar services)

\_\_\_\_\_

Address and Business Telephone No. \_\_\_\_\_

\_\_\_\_\_

Name of Rental Agent \_\_\_\_\_

Address and Business Telephone No. \_\_\_\_\_

\_\_\_\_\_

If property consists of three or more units, state whether owner holds valid  
occupancy permit: \_\_\_\_\_

Describe general condition of property (including common areas) and rental  
unit occupied by Tenant(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Tenant(s)/Defendant(s)**

Name(s)

\_\_\_\_\_

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Date Tenant(s) Moved in \_\_\_\_\_

If Tenant(s) serve(s) in U.S. military, state  
branch: \_\_\_\_\_

Specify employment information for each Tenant (including whether Tenant  
is self-employed):

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Description of Tenant(s)

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**Reason for Eviction**

Describe reason for evicting Tenant(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Rental Agreement**

Date \_\_\_\_\_

Written or Oral \_\_\_\_\_

Term \_\_\_\_\_

List names of persons who made or signed agreement:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Original Amount of Rent \_\_\_\_\_ Present Amount \_\_\_\_\_

Name(s) of Occupant(s) From Whom Landlord Has Accepted Rent

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Name of Party to Whom Rent Is Paid \_\_\_\_\_

Location at Which Rent Is Paid \_\_\_\_\_

**Deposits**

List deposits held (include type (*e.g.*, last month's rent, security, cleaning, key) and amount) and accounting of deductions from deposits:

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Rent Increases During Occupancy, Dates, and Manner of Service of Notice

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If Tenant(s) did not make at least one full payment of rent at increased amount, explain why: \_\_\_\_\_

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**Notices**

List notices (*e.g.*, notice to pay rent, notice to perform lease provisions, notice of termination, notice to vacate) served on Tenant(s) in last six months:

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**History of Relationship Between Landlord and Tenant(s)**

List correspondence or other writings between Landlord (or persons acting on behalf of Landlord) and Tenant(s) in last six months:

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List dates and general content of conversations between Landlord (or persons acting on behalf of Landlord) and Tenant(s) that concerned terms of rental agreement or any other matter relevant to case, and conduct of Tenant(s) meant to convey a message:

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List complaints made by Tenant(s) regarding defects in premises or other matters relating to occupancy:

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**Miscellaneous**

If process server or sheriff will need key to enter building (not door to Tenant's unit), describe how to obtain copy of key: \_\_\_\_\_

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Specify times Tenant(s) likely to be on premises: \_\_\_\_\_

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Add other relevant information: \_\_\_\_\_

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