

NAME: _____)
ADDRESS: _____)
TOWN, STATE & ZIPCODE _____)
TELEPHONE NO: _____)
EMAIL: _____)

PLAINTIFF

AGAINST

NAME: _____)
DATE OF BIRTH: _____)
ADDRESS: _____)
TOWN, STATE & ZIPCODE _____)
TELEPHONE NO: _____)
EMAIL: _____)

DEFENDANT

BLAINE S. GOODE, JUDGE

SMALL CLAIMS
JEFFERSON SUPERIOR COURT

JEFFERSON COUNTY COURTHOUSE
300 E. MAIN STREET
MADISON, INDIANA 47250

TELEPHONE NO. 812-265-8915
FAX NO. 812-265-8951

CAUSE NO. 39D01-

COMPLAINT – POSSESSION FOR NONPAYMENT OF RENT TO THE DEFENDANT:

You have been sued by the Plaintiff whose name appears above. You must appear in the Jefferson Superior Court at the above address for a trial upon this claim on the ____ day of _____, 20__ at _____ .m., EST.

Plaintiff complains of defendant(s) and for cause of action, says:

1. That on the _____ day of _____, 20____, plaintiff rented to the defendant the following described real estate located in Jefferson County, Indiana, to-wit:

_____ for which defendant agreed to pay plaintiff as rental the sum of \$ _____ per week or month due on the _____ day of the _____ beginning on the _____ day of _____, 20_____.

2. That pursuant to said agreement defendant took possession of said premises and has since and still does occupy the same.

3. That defendant paid the Installments of rent due until the Installment which became due on the _____ day of _____, 20____. That said Installment and each Installment which has become due since are wholly or partially unpaid.

4. That on the _____ day of _____, 20____, plaintiff notified defendant in person to surrender the possession of said premises at the expiration of ten (10) days from the time of receiving said notice.

5. That defendant has not paid said rent, or any part of it, or delivered the possession of said real estate to plaintiff, but has since the expiration of said notice unlawfully held over and detained possession of said premises from the plaintiff.

WHEREFORE, plaintiff demands judgment for \$ _____, for the possession of said real estate, plus court costs of \$ _____, and for all other proper relief.

PLAINTIFF

IMPORTANT INFORMATION CONCERNING THIS CLAIM

1. The plaintiff and defendant may represent themselves individually or be represented by a lawyer. The plaintiff and the defendant must bring to the trial all documents in their possession or control concerning this claim.
2. The defendant must provide the Court and Plaintiff with a written statement of any counterclaim arising out of the Plaintiff's claim at least (7) seven calendar days before the trial.
3. Any request for a change of the trial date by either party should be directed to the Judge of the Jefferson Superior Court at : Phone NO. 812-265-8915.
4. By filing this claim in the Jefferson Superior Court, small claims, the plaintiff no longer has a right to a trial by jury. The defendant has ten (10) days from receipt of this notice to file an affidavit requesting a jury trial and pay for transferring the case to the plenary docket or he/she too loses the right to a jury trial.
5. If the defendant does not wish to dispute the plaintiff's claim, he/she may appear at the time of trial for the purpose of providing information to the Court as to his/her responsibility.
6. If a settlement of this claim is made out of court, the parties must submit the settlement in writing to the Judge of this Court for his approval before the settlement can become a judgment against the defendant.
7. If you fail to appear at the time and date set for trail a Default Judgment may be entered against you.

RETURN OF NOTICE OF CLAIM

This Notice of Claim came to hand on the _____ day of _____, 20____ and I served the same on the _____ day of _____, 20____.

1. By delivering a copy of Notice of Claim personally to

_____.

2. By leaving a copy of the Notice of Claim at _____ which is the dwelling or usual place of abode of the defendant, _____, and by sending a copy of the Notice of Claim to the last known address of the defendant, _____ by first class mail.

3. By serving his agent as provided by rule, statute or valid agreement, to wit:

_____.

4. Defendant cannot be found in my bailiwick and Notice of Claim was not served. And now I return this writ this _____ day of _____, 20____.

SHERIFF, JEFFERSON COUNTY