

SUMMONS FOR UNLAWFUL DETAINER

Commonwealth of Virginia
VA. CODE § 8.01-126

General District Court

CITY OR COUNTY

STREET ADDRESS OF COURT

TO ANY AUTHORIZED OFFICER: Summon the Defendant(s) as provided below:
TO THE DEFENDANT(S): You are commanded to appear before this Court on

to answer this civil claim.

RETURN DATE AND TIME

DATE ISSUED

CLERK DEPUTY CLERK MAGISTRATE

CLAIM AND AFFIDAVIT: Defendant(s) unlawfully detains and withholds from Plaintiff(s):

ADDRESS/DESCRIPTION OF DETAINED PROPERTY

and that the Defendant should be removed from possession based on the following:

unpaid rent

and further that rent is due and owing and damages have been incurred as follows:

rent due for and interest. RENT PERIOD RATE(S) AND BEGINNING DATE(S)

and late fee and damages for

costs, and attorney's fees

This summons is filed to terminate a tenancy pursuant to the Virginia Residential Landlord Tenant Act, § 55-248.2 et seq. of the Code of Virginia.

All required notices have been given.

PLAINTIFF(S) PLAINTIFF'S ATTORNEY
PLAINTIFF'S AGENT PLAINTIFF'S EMPLOYEE

Subscribed and sworn to before me this day

DATE

CLERK DEPUTY CLERK MAGISTRATE
NOTARY PUBLIC (My commission expires)

CASE DISPOSITION

JUDGMENT that Plaintiff(s) recover against named DEFENDANT(S).

possession of the premises described above, and/or rent, in the sum of

with interest and late fee, and damages, costs, and attorney's fee.

HOMESTEAD EXEMPTION WAIVED? YES NO CANNOT BE DEMANDED

JUDGMENT FOR NAMED DEFENDANT(S)

NON-SUIT DISMISSED

Defendant(s) Present? YES NO

Immediate writ of possession authorized pursuant to Virginia Code § 8.01-129.

DATE

JUDGE

CASE NO.

PLAINTIFF(S) (LAST NAME, FIRST NAME, MIDDLE INITIAL)

V.

DEFENDANT(S) (LAST NAME, FIRST NAME, MIDDLE INITIAL)

TO DEFENDANT: You are not required to appear; however, if you fail to appear, judgment may be entered against you. See the additional notice on the reverse about requesting a change of trial location and your right to prevent this unlawful detainer action through payment of amounts owed.

To dispute this case, you must appear on the return date to try this case.

To dispute this case, you must appear on the return date for the judge to set another date for trial.

If you fail to appear and a default judgment is entered against you, a writ of possession may be issued immediately for possession of the premises.

Bill of Particulars ORDERED DUE

Grounds of Defense ORDERED DUE

ATTORNEY FOR PLAINTIFF(S)

ATTORNEY FOR DEFENDANT(S)

DISABILITY ACCOMMODATIONS for loss of hearing, vision, mobility, etc. Contact the court ahead of time.

HEARING DATE AND TIME

FOR VA RESIDENTIAL LANDLORD & TENANT ACT ONLY:

Defendant must pay

RENT OWED into the court to be held in escrow by

DATE and any rents coming due prior to the next hearing date must also be paid into the court.

JUDGES' INITIALS

MONEY JUDGMENT PAID OR SATISFIED PURSUANT TO ATTACHED NOTICE OF SATISFACTION.

DATE

CLERK

