

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.

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

To the Defendant(s):

(1) The preferred location for an Unlawful Detainer action is the city or county where the premises are located. If the plaintiff has filed this case in a city or county other than where the property you rent is located, you may object to the location. The court may transfer the case to the preferred location, if the court agrees with you. The court will award costs to you and may award attorney's fees to you if the court agrees with your objection. To object to the location of the suit, you must do the following:

- Prepare a written request which contains (a) this court's name, (b) the case number and the "return date" as shown on the other side of this form in the top right corner, (c) Plaintiff(s)' name(s) and your name(s), (d) "I move to object to venue of this case in this court because" and state the reasons for your objection and also state in which city or county the case should be tried, and (e) your signature and mailing address.
- File the written request in the clerk's office before the trial date (use the mail at your own risk) or give it to the judge when your case is called on the return date. Also send or deliver a copy to plaintiff.
- If you mail your written request to the court, the clerk will notify you of the judge's decision.

(2) If you pay all rent and arrears, attorney's fees, late charges contracted for in a written rental agreement, interest and costs at or before the return date and time, you may prevent this unlawful detainer action pursuant to Virginia Code § 55-243. You may exercise this right only once each year that you continue to live in the same place.

I certify that I mailed a copy of this document to the defendants named therein at the address shown therein on

DATE

- PLAINTIFF
- PLAINTIFF'S ATTORNEY
- PLAINTIFF'S EMPLOYEE

Fi. Fa. issued on

Interrogatories issued on

Garnishment issued on

RETURNS: Each defendant was served according to law, as indicated below, unless not found.

Name.....	
Address	
.....	
<input type="checkbox"/> PERSONAL SERVICE	Tel. No.
<input type="checkbox"/> Being unable to make personal service, a copy was delivered in the following manner: <input type="checkbox"/> Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode of party named above after giving information of its purport. List name, age of recipient, and relation of recipient to party named above.	
<input type="checkbox"/> Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above. (Other authorized recipient not found.) <input type="checkbox"/> Served on Secretary of the Commonwealth.	
<input type="checkbox"/> Not found	_____
SERVING OFFICER	
..... for _____	
DATE	

Name.....	
Address	
.....	
<input type="checkbox"/> PERSONAL SERVICE	Tel. No.
<input type="checkbox"/> Being unable to make personal service, a copy was delivered in the following manner: <input type="checkbox"/> Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode of party named above after giving information of its purport. List name, age of recipient, and relation of recipient to party named above.	
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<input type="checkbox"/> Not found	_____
SERVING OFFICER	
..... for _____	
DATE	