



Maricopa County Justice Courts, Arizona

CASE NUMBER: _____

Plaintiff(s) Name / Address / Email / Phone

Defendant(s) Name / Address / Email / Phone

JUDGMENT (Eviction Action) **Stipulated** **Amended** **Immediate**

This matter was heard by the Court on this date: _____

Plaintiff appeared in person by counsel failed to appear

Defendant appeared in person by counsel failed to appear

Defendant was given proper notice This matter involves a subsidized rental property.

Defendant was properly served with the Summons, REIS and a copy of the Complaint at least two (2) days prior to trial.

Defendant pleads GUILTY NOT GUILTY, and has filed a responsive pleading.

Defendant has filed a counterclaim.

IT IS ORDERED granting judgment to:

Plaintiff(s)

- 1. \$ _____ Rent
 - 2. \$ _____ Late charges, if any
 - 3. \$ _____ Court cost
 - 4. \$ _____ Rental concessions
 - 5. \$ _____ Damages
 - 6. \$ _____ Attorney fees, if any
 - 7. \$ _____ Other: _____
- \$ _____ TOTAL

Defendant(s)

- 1. \$ _____ Court cost
 - 2. \$ _____ Damages
 - 3. \$ _____ Attorney fees, if any
 - 4. \$ _____ Other: _____
- \$ _____ TOTAL

With interest thereon at the rate of _____ % per annum from the date of judgment until paid in full, plus accruing costs.

WARNING! 1. The Plaintiff's representative is not a court employee. 2. By signing below, you are consenting to the terms of a judgment against you and the plaintiff will now be able to evict you. 3. You may have your wages garnished and the judgment may appear on your credit report. 4. You may lose your right to subsidized housing. 5. You may NOT stay at the property, even if the amount of the judgment is paid in full, unless you get the agreement in writing or get a new written rental agreement.

Defendant(s) Signature(s): _____

Plaintiff(s) Signature(s): _____

The court finds that the defendant has committed a material and irreparable breach, in violation of ARS 33-1368A, and a Writ of Restitution shall be granted on: Date: _____ Time: _____ (between 12 - 24 hours from the time of judgment).

A Writ of Restitution shall be granted on: Date: _____ Time: _____ (five [5] calendar days after date of judgment).

WARNING! After service of the Writ of Restitution, if you remain on, or return unlawfully to, the property, you will have committed criminal trespass in the third degree.

IT IS ORDERED dismissing this case with prejudice without prejudice

Date: _____
Justice of the Peace

I CERTIFY that I delivered / mailed a copy of this document to:

Plaintiff at the above address Plaintiff's attorney Defendant at the above address Defendant's attorney

Date: _____ By _____
Clerk