

MAGISTRATE COURT OF MCDUFFIE COUNTY, GEORGIA

Date Filed: \_\_\_\_\_

Case No: \_\_\_\_\_

Dispossessory Proceeding

Plaintiff(s) Name, Address, Phone Number (above)

Defendant(s) Name, Address, Phone Number (above)

Personally appeared \_\_\_\_\_ the undersigned affiant who on oath says that affiant is (owner), (attorney at law), (agent) for Plaintiff(s) herein, and that Defendant(s) is/are in possession as tenant of premises at the address as stated above, in McDuffie County, Georgia, the property of said Plaintiff(s). Plaintiff(s) attests that there are no other persons with whom Plaintiff(s) has/have a landlord tenant relationship. Said tenant(s) (check applicable claim)

☐ is holding the property beyond the term for which it was leased or rented;

☐ fails to pay rent now due;

☐ is holding property as tenant at sufferance;

☐ tenant has violates the terms or conditions of the lease as follows:

Plaintiff is entitled to recover any rent that may come due until this action is finally concluded. Plaintiff(s) desire(s) and has demanded possession of the property and Defendant(s) has/have failed and refused to deliver said possession. WHEREFORE, Plaintiff(s) demand(s) (a) possession of the property, (b) past due rent in the amount of \$\_\_\_\_\_, (c) rent accruing up to the date of judgment or vacancy, (d) court costs of \$\_\_\_\_\_ and

(e) other: \_\_\_\_\_

Sworn to and subscribed before me

This \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

☐ Affiant ☐ Owner ☐ Attorney ☐ Agent

Notary Public/ Deputy Clerk, McDuffie County

**SUMMONS**

The Sheriff of McDuffie County, Georgia and his lawful deputies and to all constables of said county, GREETINGS:

Defendant(s) is/are commanded and required to file an answer to the above affidavit in person/ in writing at the Magistrate Court of McDuffie County, Room 1401, Thomson-McDuffie Government Center, within **seven (7) days of the date of service** of the affidavit and summons (or on the first business day thereafter if the seventh day falls on Saturday, Sunday or legal holiday). If answer is not made, a Writ of Possession and/or judgment shall be issued as provided by law.

This \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Magistrate Clerk or Deputy Clerk