



MUNGER & MIDDLETON
ATTORNEYS AT LAW

Eviction Procedure – Generally

Base Attorney's Fee - \$500.00

Additional Attorney's Fee for Court - \$250.00

1. Serve a **Notice of Termination** on the Tenants (must wait 7 days minimum)
2. File an **Unlawful Detainer Complaint** demanding your right to possession
 - Filing Fee \$334.93
3. Serve the Tenants with a **Summons** and the **Complaint** (must wait 7-14 days)
 - Service Fee Approximately \$20.00
 - *Serving a tenant can take anywhere from 3-21 days (ask for details)
 - If tenant does not file an answer within 7 days, move for default judgement
 - Filing Fee \$52.05
 - If they do respond, then go to court and present case for eviction
4. Receive Tenant's **Answer** to Complaint
5. Judge will set a date for **Trial** (anywhere from 14-28 days)
6. 7 days after judgement has been awarded, apply for **Writ of Possession** (wait 3-14 days)
 - Filing Fee \$20.00
7. Once a writ is awarded, **Sheriff** will be notified and will set a date to come out to property (depends on Sheriff's schedule)
8. Sheriff will need **4 people** on site to help remove the tenant's possessions from the property

If partial payment is accepted at any time during this process, you will have to restart it from the beginning

If you intend to ask the court for financial compensation (damages/rent) on top of the eviction then please be aware that this may delay the timeline