



Unlawful Detainer (Eviction) Questionnaire

Landlord Information:

Apartment Community Name: _____

Management Company: _____

Owner: _____

Property Manager: _____

Street Address of Apartment Community: _____

City, State, & Zip Code: _____

Phone Number: _____

Fax #: _____

Email: _____

Tenant Information:

Please name each adult occupant over the age of 18 physically residing in the unit:

- 1. _____
- 2. _____
- 3. _____
- 4. _____

Do you have any reason to believe that an unauthorized occupant(s) may be residing in the unit? If so we recommend filing a prejudgment claim to right of possession in your case. Would you like the PKS Law Group, P.C. to file a prejudgment claim in your case?

_____ YES _____ NO

Are any of the occupants on active military duty or have they been discharged within the last 90 days?

_____ YES (if yes please specify): _____
_____ NO
_____ UNKNOWN

Have any of the residents filed for Bankruptcy? ___ Yes ___ No

Eviction Address:

Street Address: _____

Unit #: _____

City, State, & Zip Code: _____

Is there a separate garage? If yes, please specify:

Tenancy Information:

Tenancy Type: _____ Written _____ Oral

Monthly Rent: _____

Date of Last Increase in Monthly Rent: _____

Is the tenancy subject to any affordable housing program? If yes, please specify: _____

Is the tenancy subject to rent control? _____ YES _____ NO

Is the tenancy subject to a Just Cause Ordinance? _____ YES _____ NO

Reason for Eviction:

Nonpayment of Rent

Termination of 30 or 60 Day Notice

Non-Renewal of a Fixed Term Lease

Breach of a Covenant(s)

Nuisance/Illegal Activity

Other: _____

Has a notice of termination of tenancy been served? YES NO

Miscellaneous:

Have you received any notification of complaints from the tenant, Health Department or Code Enforcement? YES NO

If yes, please specify: _____

Have you attempted to repair the problems: YES NO

Is the tenant(s) dangerous? If yes, please specify: _____

Verification of Complaint:

California law requires you to personally verify the complaint (read, review and sign) unless one of the following applies:

___ You are absent from the County (Solano) where our office is located.

___ You are unavailable due to your business demands.

Will you be able to personally verify the complaint?

__ YES __ NO

Please specify: _____

Process Server Information:

The following information will assist the process server in serving the eviction papers in a timely manner.

Is there a gate code to enter the apartment community?

___ YES. If yes, please specify gate code: _____

___ NO

Please provide the following information for each tenant:
(use additional pages if necessary)

- 1. Tenant Name: _____
- Age: _____
- Gender: _____
- Race: _____

Height: _____
Employment Info: _____
Automobile: _____ License Plate #: _____

2. Tenant Name: _____
Age: _____
Gender: _____
Race: _____
Height: _____
Employment Info: _____
Automobile: _____ License Plate #: _____

3. Tenant Name: _____
Age: _____
Gender: _____
Race: _____
Height: _____
Employment Info: _____
Automobile: _____ License Plate #: _____

4. Tenant Name: _____
Age: _____
Gender: _____
Race: _____
Height: _____
Employment Info: _____
Automobile: _____ License Plate #: _____

Checklist of the Documents Needed (all of the below may not be applicable to your case):

- ___ Lease/Rental Agreement (include all addendums)
- ___ Notice of Termination of Tenancy
- ___ Declaration (Proof) of Service of Notice of Termination of Tenancy
- ___ Most Recent Rent Increase Notice
- ___ Rental Application
- ___ Tenant Ledger

*Please submit the requested documents to PKS Law Group, P.C. via one of the following methods:

Email: info@pks-lawgroup.com

Fax: 925-378-5612

Mail: 940 Adams Street, Suite A, Benicia, CA 94510

Is there anything else regarding this case that you would like for us to know?

Thank you for allowing the PKS Law Group, P.C. to be of service!