

MUNICIPAL COURT EVICTION FORM
(Philadelphia Only)



1120 Buttonwood St. Unit A
Philadelphia, PA 19123
Tel: 215-684-1684 Fax: 215-684-1683
www.hapcoassoc.com

Eviction proceedings can only be initiated by including the following:

1. Photostat of validated residential or multi-family license. This must be for current year.
2. Business Privilege License.
3. Copy of Notice to Vacate.
4. Copy of Lease.
5. Certificate of Rental Suitability.
6. Copy of any L&I Violations.
7. If not a member of HAPCO, include dues of \$125.00.
8. Submit check for proper amount (see back of form).
9. All spaces on form must be completed.

NOTE: Type or Print All Information

PHONE NUMBERS

1. **OWNER**
NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP CODE _____

Home _____
Work _____
Cell _____
Fax _____

2. **NAME OF PERSON TO RECEIVE CORRESPONDENCE (if different from above)**
NAME _____ TEL: _____
ADDRESS _____ ZIP _____

3. **TENANT'S NAME(s) as on lease** _____
TENANT'S ADDRESS _____ APT. _____
FLOOR OR NUMBER _____ ZIP _____

4. **DATE LEASE BEGAN** _____

5. **LEASE INFORMATION - CHECK TWO OF THE FOLLOWING:**

_____ Written Lease	_____ Monthly Lease
_____ Written Lease - no copy - lost	_____ Yearly Lease
_____ Oral Lease	_____ Other

PLEASE TURN TO OTHER SIDE

6. Is the property now declared unfit for human habitation by the City of Philadelphia? Yes _____ No _____

7. Are there outstanding L & I Violations? Yes _____ No _____

8. Written notice to vacate premises by _____ was given on _____
(date) (date)

9. RENT OWED CURRENT MONTHLY RENT _____ DATE RENT DUE _____

MONTH	AMOUNT		AMOUNT
_____	_____	Late Charges	_____
_____	_____	Excess Water/Sewer Rent	_____
_____	_____	Other	_____
_____	_____	GRAND TOTAL	_____

10. REMARKS AND OTHER PROBLEMS WITH TENANT: _____

In certain cases where our tenant appears, and an agreement for Judgment is reached, the Court may require the filing of an affidavit of Breach of Agreement. If your case requires an affidavit, HAPCO will file it for you provided you sign the limited Power of Attorney below:

KNOW ALL PERSONS BY THESE PRESENTS THAT I DO HEREBY APPOINT THE AUTHORIZED REPRESENTATIVE OF HAPCO AS MY TRUE AND LAWFUL ATTORNEY FOR ME AND IN MY NAME TO EXECUTE AN AFFIDAVIT OF BREACH OF AGREEMENT, AND TO FILE SAID AFFIDAVIT WITH THE PHILADELPHIA MUNICIPAL COURT IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE. I HEREBY CERTIFY THAT I AM A HAPCO MEMBER.

_____	_____
<small>(Date)</small>	<small>(Signature)</small>
MAIL TO: HAPCO- 1120 Buttonwood St. Unit A	Philadelphia, PA 19123
METHOD #1 ENCLOSE CHECK FOR \$225.00	For 1 st step eviction process (Municipal Court Hearing Only).
METHOD #2 ENCLOSE CHECK FOR \$430.00	For complete eviction process (this method provides for all legal services for evictions including the cost of one petition hearing. If your tenant should Appeal, you will be charged a discounted rate from the attorney.

THERE ARE NO REFUNDS ONCE AN EVICTION IS INITIATED.

Eviction proceedings can only be initiated by including the following: ~~we do not have each client join HAPCO in order to utilize our Eviction Process.~~

NOTICE TO ONE STEP FILERS: The Judgment for Possession granted by the Court must be EXECUTED with 180 days of the judgment. (Writ Possession, Alias Writ and actual lockout completed) If the Writs are not executed within 180 days, an extension may be requested (to be granted at the sole discretion of the Court). The fee for the extension is \$200.00. If the court declines to grant the extension, a new eviction complaint will be necessary. Owners are advised to pay attention to the 180 day rule and request issuance of the Writ of Possession and Alias Writ in a timely fashion to avoid the additional charge to request an extension or file a new case.