



ORDER

BY

THE COUNTY JUDGE OF TRAVIS COUNTY

STAYS IN FILE

**County Judge Order No 2021-01 Relating to Notices to Vacate, Eviction Proceedings
in response to COVID-19**

Whereas, on March 6, 2020, a Declaration of Local Disaster was issued by the Travis County Judge to allow the County of Travis ("County" or "Travis County"), Texas to take measures to reduce the possibility of exposure to COVID-19 and promote the health and safety of Travis County residents, and

Whereas, on March 13, 2020, a Declaration of State of Disaster was issued by Governor Abbott to take additional steps to prepare for, respond to, and mitigate the spread of COVID-19 to protect the health and welfare of Texans, and

Whereas, the COVID-19 virus is contagious and spreads through person-to-person contact, especially in group settings, and

Whereas, on March 27, 2020, the President signed the *Coronavirus Aid, Relief and Economic Security Act* (CARES Act) (Public Law 116-136) that provides forbearance opportunities for property owners with a federally backed mortgage loan or federally backed multi-family mortgage loan, and

Whereas, on July 2, 2020 and subsequently on October 7, 2020, the Governor issued Executive Orders GA-29 and GA-32, requiring the wearing of face coverings except under certain circumstances, and imposing continued limitations on gatherings and occupancy limits, as well as continuing recommended health protocols and social distancing measures to attempt to mitigate increased transfer of COVID-19, and

Whereas, on September 4, 2020, the Centers for Disease Control and Prevention (CDC), Department of Health and Human Services issued a Temporary Halt in Evictions to Prevent the Further Spread of COVID-19 ("CDC Order"), effective through December 31, 2020 and thereafter extended the deadline through January 31, 2021, and requiring the filing of a declaration related to inability to pay rent, and

Whereas, on December 17, 2020, the County Judge issued Order No 2020-22 relating to Notices to Vacate, Eviction Proceedings, that prohibited certain actions by landlords in order to reduce the spread of COVID-19 and to decrease opportunities for person-to-person contact, expiring on February 1, 2021, and

Whereas, on December 15, 2020, the County Judge issued Order 2020-21, effective 12 00 a m on December 16, 2020 through February 16, 2021, prohibiting any gatherings in excess of 10 people and requiring face coverings, except as permitted by the Governor's orders, and requiring the implementation of a health and safety policy related to preventing transmission of the COVID-19 virus, and

Whereas, on January 20, 2021, the Centers for Disease Control and Prevention (CDC), Department of Health and Human Services announced that it would extend the order for a Temporary Halt in Evictions to Prevent the Further Spread of COVID-19 (“CDC Order”), through at least March 31, 2021, and requiring the filing of a declaration related to inability to pay rent, and

Whereas, on January 27, 2021 Justices of the Peace in Travis County issued Ninth Modification of Standing Order regarding Coronavirus Disease (COVID-19) Mitigation, Order No 11 (“Justices of the Peace Standing Order”), consistent with the Texas Supreme Court’s Thirty-Second Emergency Order regarding COVID-19 State of Disaster (“Supreme Court of Texas Order”), and continued the limitations on the filing of eviction cases, such as automatically abating residential eviction cases until after April 1, 2021 if the grounds for eviction are solely for non-payment of rent/housing payments based on income levels of the tenant, and requiring the filing of a Declaration by tenant in certain cases as provided in the CDC Order, and

Whereas, to comply with the County Judge’s Orders, Governor Abbott’s Executive Orders, and federal guidance, and to avoid person-to-person contact, individuals may be unable to work, which could impact a tenant’s ability to pay rent, fees, or other charges associated with the tenant’s lease, and certain industries, such as childcare, live-music venues, arts venues, and restaurants/bars were among the industries first detrimentally impacted by the pandemic and are expected to be the last to recover, and

Whereas, as of January 25, 2021, Travis County has experienced 64,963 confirmed cases of COVID-19, with 574 current hospitalizations and 625 deaths as a result of the disease, and Texas cautioned by the CDC to take steps to curb the increase in COVID-19 cases to avoid hospitals exceeding capacity, and

Whereas, COVID-19 continues to menace the health of County residents and the economy, and the Health Authority has advised on the need for continued vigilance by individuals and County businesses in complying with mandatory health measures, and

Whereas, the County Judge has determined that extraordinary emergency measures must be taken to try and mitigate the effects of this public health emergency and to facilitate a response to the public health threat, and

Whereas, there are local orders and ordinances specific to the City of Austin regarding notices to vacate and evictions for properties within the jurisdiction of the City of Austin that attempt to mitigate the effects of this public health emergency and facilitate a response to the public health threat, and which can be obtained from the City of Austin to determine applicability, and

Whereas, pursuant to Government Code section 418 108(g), a County Judge is authorized to control ingress and egress from a local disaster area, and control the movement of persons and the occupancy of premises in that disaster area, and

Whereas, providing a notice to vacate, as the first step to an eviction proceeding, during the disaster period will destabilize the economy and will contribute to additional person-to-person contact, which will effectively undermine the measures taken in past emergencies orders by the County Judge, Mayor of the City of Austin, and Health Authority to combat and prevent the spread of the COVID-19 virus, and

Whereas, significant funds have been allocated in Travis County to assist renters and landlords to mitigate financial burdens to both parties, and

Whereas, removing a tenant's property or excluding a tenant during the disaster period will contribute to additional person-to-person contact, an increase in household crowding, such as shared household settings or in congregate settings (homeless shelters), or unsheltered homelessness, and increase the risk of spread

NOW THEREFORE, I, COUNTY JUDGE OF TRAVIS COUNTY, PURSUANT TO THE AUTHORITY VESTED BY TEXAS GOVERNMENT CODE CHAPTER 418, HEREBY FIND AND ORDER THAT

SECTION 1 That the findings and recitations set out in the preamble to this Order are found to be true and correct and made a part of this Order for all purposes, and further, that this Order shall apply to all individuals currently living within Travis County, including but not limited to all of the cities and municipalities within the boundaries of Travis County and specifically listed in **Exhibit A**

SECTION 2 Effective immediately and continuing through April 1, 2021, unless terminated or modified by a subsequent order, the County Judge deems it in the public interest to **PROHIBIT**, except as otherwise provided in this section, the issuance of Notices to Vacate (as defined in Section 4, below) to a (i) residential tenant who fails to pay rent and the amount of the tenant's rent is \$2,475 or less per month, (ii) a residential tenant who fails to pay rent and provides the landlord the CDC Declaration attached as Exhibit B to this Order, or other form with the same substantive information contained in Exhibit B, or (iii) a commercial tenant (as defined in Section 4, below) In this section, a tenant includes an individual who holds over beyond the end of the rental term or renewal period

A landlord may issue a notice to vacate to a tenant described in this section if

- (1) the actions of the tenant, or the tenant's household members, customers, employees, or guests, pose an imminent threat of (a) physical harm to the property owner, the property owner's employees, or other tenants, including other tenants within the household, (b) criminal activity, or (c) property damage that interferes with the use a dwelling that is occupied by other tenants, or
- (2) an insured casualty loss such as fire, smoke, hail, explosion, or a similar cause creates a condition that makes the residential premises totally unusable

SECTION 3 Effective immediately and continuing through April 1, 2021, unless terminated or modified by a subsequent Order, the County Judge deems it in the public interest to **PROHIBIT** the removal of property or exclusion of a tenant by a property owner in the manners described in the applicable sections of the Texas Property Code

SECTION 4

- a **"Commercial Tenant"** means a tenant who operates a childcare business, live-music venue, arts venue, or restaurant/bar

- b **“Issuance”** means any method of providing notice authorized by Texas Property Code Section 24 005
- c **“Notices to Vacate”** means the notice to vacate required by Section 24 005 that must be provided prior to filing eviction suit

SECTION 5 That the Travis County Sheriff’s Office, the Travis County Fire Marshal’s Office, and other peace officers, are hereby authorized to enforce this Order. A violation of this order may be punishable through criminal or civil enforcement. A criminal violation of this order is a misdemeanor punishable by a fine not to exceed \$1,000, but not by confinement. A criminal violation of this order may be enforced by issuing a citation to the person violating, that contains the name and address of the person charged, and the offense charged.

SECTION 6 The Travis County Clerk will post this Order on their website. In addition, the owner, manager, or operator of any facility that is likely to be impacted by this Order is strongly encouraged to post a copy of this Order onsite and to provide a copy to any member of the public asking for a copy.

SECTION 7 Savings Clause If any provision of this Order or its application to any person or circumstance is held to be invalid, then the remainder of the Order, including the application of such part or provision to other persons or circumstances, shall not be affected and shall continue in full force and effect. To this end, the provisions of this Order are severable.

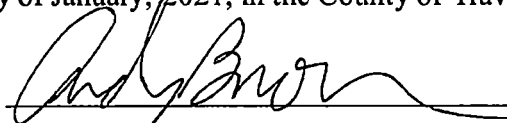
SECTION 8 This Order incorporates by reference the following:

Exhibit A List of Cities and Municipalities Within Travis County Jurisdiction Covered by this Order

Exhibit B CDC Declaration

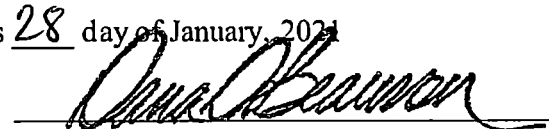
Exhibit C Justices of the Peace Standing Order

ORDERED this the 28 day of January, 2021, in the County of Travis, Texas



County Judge
County of Travis, Texas

Filed with the Clerk of Travis County, this 28 day of January, 2021


Dana DeBeauvoir, County Clerk

**Exhibit A List of Cities and Municipalities within Travis County
Jurisdiction covered by the Order**

- City of Bee Cave
- City of Cedar Park
- City of Creedmoor
- City of Elgin
- City of Jonestown
- City of Lago Vista
- City of Lakeway
- City of Leander
- City of Manor
- City of Mustang Ridge
- City of Pflugerville
- City of Rollingwood
- City of Round Rock
- City of Sunset Valley
- City of West Lake Hills
- Village of Briarcliff
- Village of Point Venture
- Village of San Leanna
- Village of The Hills
- Village of Volente
- Village of Webberville

EXHIBIT B

DECLARATION UNDER PENALTY OF PERJURY FOR THE CENTERS FOR DISEASE CONTROL AND PREVENTION'S TEMPORARY HALT IN EVICTIONS TO PREVENT FURTHER SPREAD OF COVID 19

This declaration is for tenants, lessees, or residents of residential properties who are covered by the CDC's order temporarily halting residential evictions (not including foreclosures on home mortgages) to prevent the further spread of COVID 19 Under the CDC's order

- You must provide a copy of this declaration to your landlord, owner of the residential property where you live, or other person who has a right to have you evicted or removed from where you live You must also provide a copy to the court if a suit for eviction has been filed against you
- Each adult listed on the lease, rental agreement, or housing contract should complete this declaration

Unless the CDC order is extended, changed, or ended, the order prevents you from being evicted or removed from where you are living through March 31, 2021 You are still required to pay rent and follow all the other terms of your lease and rules of the place where you live You may also still be evicted for reasons other than not paying rent or making a housing payment

This declaration is sworn testimony, meaning that you can be prosecuted, go to jail, or pay a fine if you lie, mislead, or omit important information I certify under penalty of perjury, pursuant to 28 U.S.C. 1746, that the following are true and correct

- I have used best efforts to obtain all available government assistance for rent or housing,
- I either expect to earn no more than \$99,000 in annual income for Calendar Year 2021 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2019 to the IRS, or received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act,
- I am unable to pay my full rent or make a full housing payment due to substantial loss of household income loss of compensable hours of work or wages lay offs, or extraordinary out-of-pocket medical expenses,
- I am using best efforts to make timely partial payments that are as close to the full payment as the individual's circumstances may permit, taking into account other nondiscretionary expenses,
- If evicted I would likely become homeless, need to move into a homeless shelter or need to move into a new residence shared by other people who live in close quarters because I have no other available housing options
- I understand that I must still pay rent or make a housing payment, and comply with other obligations that I may have under my tenancy, lease agreement, or similar contract I further understand that fees, penalties, or interest for not paying rent or making a housing payment on time as required by my tenancy, lease agreement, or similar contract may still be charged or collected
- I further understand that at the end of this temporary halt on evictions on March 31 2021, my housing provider may require payment in full for all payments not made prior to and during the temporary halt and failure to pay may make me subject to eviction pursuant to State and local laws I understand that any false or misleading statements or omissions may result in criminal and civil actions for fines, penalties, damages, or imprisonment

Signature of Declarant

Date

Print Full Name of Declarant

Full Address of Property

"Available government assistance" means any governmental rental or housing payment benefits available to the individual or any household member An "extraordinary" medical expense is any unreimbursed medical expense likely to exceed 7.5% of one's adjusted gross income for the year "Available housing" means any available, unoccupied residential property or other space for occupancy in any seasonal or temporary housing, that would not violate Federal, State, or local occupancy standards and that would not result in an overall increase of housing cost to you

CERTIFICATE OF SERVICE

I certify that a copy of this document was provided to my landlord and/or to the owner of the property where I live via the following method(s) (check all that apply)

- ___ First Class Mail to _____ Date _____
- ___ Certified Mail, Return Receipt Requested to _____
- ___ Email to _____
- ___ Fax to _____
- ___ Hand Delivery to _____
- ___ Other(explain) _____

You must also provide a copy to the court if a suit for eviction has been filed against you

Judge Yvonne Williams
J.P. Precinct One
4717 Helim Lane, Ste 107
Austin, TX 78721
(512) 554-7700



Judge Sylvia Holme
J.P. Precinct Three
8000 BW Hwy 71, Ste 100
Austin, TX 78755
(512) 854-6700

Travis County Justices of the Peace

Judge Randall Strick
J.P. Precinct Two
10400 Burnet Rd, Ste 180
Austin, TX 78758
(512) 854-4545

Judge Nicholas Chu
J.P. Precinct Five
1000 Guadalupe St, Rm 112
Austin, TX 78701
(512) 854-9044

Judge Raul A. Gonzalez
J.P. Precinct Four
4011 McKinnon Hills Hwy, Ste 1200
Austin, TX 78744
(512) 854-9177

**NINTH MODIFICATION OF STANDING ORDER REGARDING CORONAVIRUS
DISEASE (COVID-19) MITIGATION TO ALL TRAVIS COUNTY JUSTICES OF THE
PEACE (JUSTICE COURTS) (Order No 11)**

- 1 The Justices of the Peace in Travis County issue this order pursuant by the authority granted by law by all emergency orders regarding the COVID-19 state of disaster issued by the Supreme Court of Texas and Court of Criminal Appeals of Texas and any applicable federal laws and orders. The Travis County Justices of the Peace issue the following order to avoid risk to court staff, parties, attorneys, jurors, and the public in regards to COVID-19.
- 2 This order supplements all previous COVID-19 related standing orders from the Travis County Justices of the Peace.
- 3 Due to the continued COVID-19 disaster declarations by the federal state and Travis County governments, the number of COVID-19 cases in the Austin-Travis County area, relevant gubernatorial executive orders, relevant Travis County Judge's Orders, the relevant Supreme Court of Texas emergency orders, the Justices of the Peace in Travis County find it necessary to order:
 - a A trial under Texas Rules of Civil Procedure 510.7 in a residential eviction case is automatically abated until after April 1, 2021 if:
 - i The grounds for eviction are solely for non-payment of rent/housing payments and
 - ii The defendant s/tenant's portion of the monthly rent/housing payment of the premises is \$2,475.00 a month or less.

- b This order does not release a plaintiff's/landlord's obligation to comply with paragraph 3 of *The Supreme Court of Texas Thirty-Second Emergency Order Regarding the COVID-19 State of Disaster* (repeated in paragraph 4a of this order) or any subsequent Supreme Court of Texas Emergency Order on this subject matter. Additionally, if all the statements are true for a defendant/tenant in a declaration under penalty of perjury for the Centers for Disease Control and Prevention's Temporary Halt in Evictions to Prevent the Further Spread of COVID-19 (CDC Declaration) the defendant/tenant is encouraged to submit the CDC Declaration with the justice court and provide a copy of the submitted CDC Declaration to the plaintiff/landlord even if the eviction case is automatically abated under paragraph 3a.
- c Writs of possession for cases that have been abated prior to September 30, 2020 for evictions solely on the basis for non-payment of rent/housing payments will continue to be abated until after April 1, 2021 if the defendant/tenant has filed a CDC Declaration with the justice court prior to the writ of possession's execution.
- d A defendant/tenant where the defendant's/tenant's portion of the monthly rent/housing payment of the premises is more than \$2,475 a month must file a CDC Declaration to abate an eviction case under the CDC Order or *The Supreme Court of Texas Thirty-Second Emergency Order Regarding the COVID-19 State of Disaster* (or any subsequent Supreme Court of Texas Emergency Order on this subject matter).
- e For residential eviction cases heard after October 1, 2020, if a justice court finds that the plaintiff/landlord has alleged grounds for the eviction case other than non-payment of rent/housing payments as a pretext due to the defendant/tenant submitting a CDC Declaration to the plaintiff/landlord prior to the eviction case being filed or was a pretext to circumvent paragraph 3 of this order or the CDC Order, the Justice Court shall abate or dismiss the case. The justice court may also sanction the plaintiff/landlord or its agents for the pretextual filing.
- f A sample CDC Declaration is attached to this order titled *Declaration under Penalty of Perjury for the Centers for Disease Control and Prevention's Temporary*

Halt in Evictions to Prevent Further Spread of COVID-19 The sample declaration or a similar declaration may be used

- g If CDC Order titled *Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19* are revoked prior to April 1, 2021, then the provisions specifically and as narrowly construed related to the CDC Order/Moratorium will no longer be applicable

4 In any action for eviction to recover possession of residential property under Chapter 24 of the Texas Property Code and Rule 510 of the Texas Rules of Civil Procedure

- a A sworn original, amended, or supplemental petition containing a description of the facts and grounds for eviction required by Texas Rule of Civil Procedure 510.3(a)(2) must state whether or not

- i The premises are a “covered dwelling” subject to Section 4024 of the CARES Act

- ii The plaintiff/landlord has provided the defendant with 30 days’ notice to vacate under Section 4024(c) of the CARES Act

- iii The defendant/tenant has provided the plaintiff/landlord with a declaration under the Centers for Disease Control and Prevention’s agency order titled *Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19* (“CDC Order”) that took effect on September 4, 2020 and is extended by Section 502 of the Consolidated Appropriations Act, 2021,

- iv The premises are a property securing an FHA-insured Single Family mortgage

- b Consistent with paragraph 3c of the Supreme Court of Texas Thirty-Second Emergency Order Regarding the COVID-19 State of Disaster, plaintiffs/landlords in all residential eviction cases are required to file with the Justice Court and serve on the defendants/tenants a sworn affidavit or unsworn declaration under penalty of perjury verifying the information required in paragraph 4a if that information is not apparent in the sworn original petition

- i A justice court may dismiss without prejudice due to an insufficient pleading any eviction case covered under paragraph 4 after the justice court

has provided notice to both parties that the information required in paragraph 4 is potentially missing and giving the plaintiff/landlord at least 14 days to cure the pleading

- ii Filing with the Justice Court a sworn affidavit/or unsworn declaration under penalty of perjury to verify the information required in paragraph 4a and serving it on the defendant/tenant will be sufficient to meet the requirements imposed by paragraph 4a and 4b
 - iii Attached to this order is a sample sworn affidavit/or unsworn declaration under penalty of perjury to verify the information required in paragraph 4a titled *Verification of Compliance with Section 4024 of the CARES Act and the CDC Issued Federal Moratorium Order*. If a plaintiff/landlord wishes to use another form to comply with this order, the substantive information contained in the sample must be contained in the plaintiff's form
- c Plaintiff/landlord s are required to include the last known phone number and email address (if email address is known to the plaintiff) of the defendant(s)/tenant(s) in the sworn original, amended or supplemental petition. If no known phone number of the defendant(s) is known to the plaintiff/landlord then plaintiff/landlord must affirmatively state in the sworn pleading that no phone number is known. The same remedies as paragraph 4b of this order may be used in this provision

5 Any jury trial until April 1, 2021 must be tried remotely consistent with *The Supreme Court of Texas Thirty-Fourth Emergency Order Regarding the COVID-19 State of Disaster*

6 This order does not diminish the Justices of the Peace's ability to continue to issue judgments, orders, and rulings by submission if already authorized by law to do so for non-eviction cases

7 In order to alleviate the threat of COVID-19 in county jails, the Justices of the Peace temporarily suspend active warrants for all misdemeanor Class C offenses from their courts until April 1, 2021. All the requirements and conditions of the warrants previously

signed by the Justices of the Peace remain in effect but are suspended during this state of emergency. For the effective suspension, the Travis County Sheriff's Office, Travis County Constables, and all other law enforcement agencies are directed to relate this order to all law enforcement officers requesting confirmation of warrants, so that they are aware not to bring Class C defendants to the jail.

Therefore, all warrants for misdemeanor Class C offenses from the Justices of the Peace are temporarily suspended until April 1, 2021. For the duration of this suspension, the Travis County Sheriff's Office is ordered to not accept a defendant who solely has a Class C misdemeanor warrant from the Travis County Justices of the Peace.

8. A justice court may require new filings to be limited to E-File (file.texas.gov) or to the Justice Court's designated filing email as noticed in each Justice Court's website.
9. Each justice court is authorized to limit building access to comply with any recommendations/orders from county public health officials regarding limiting the number of people in a public space or room, including but not limited to screening whether a person's business with the Justice Court falls into court business and limiting the hours a justice court is open to the public. If a justice court limits the hours it is open to the public, notice of such limitations shall be posted on the Justice Court's official website and at its main entrance.
10. This order is in effect January 27, 2021, except as otherwise stated herein, and shall remain in effect until modified/rescinded by the Travis County Justices of the Peace. The time periods in this order may be extended in a subsequent order if required.

The undersigned Justice of the Peace has the necessary authority and authorization to sign this order on behalf of the five Justices of the Peace in Travis County. All Justices of the Peace in Travis County approve this order: Judges Yvonne Williams, Randall Slagle, Sylvia Holmes, Raul Gonzalez, and Nicholas Chu.

Signed on January 27, 2021



Judge Nicholas Chu

On behalf of the Justices of the Peace in Travis County, TX

Declaration under Penalty of Perjury for the Centers for Disease Control and Prevention's Temporary Halt in Evictions to Prevent Further Spread of COVID-19 (2 pages) and Verification of Compliance with Section 4024 of the CARES Act and the CDC Issued Federal Moratorium Order (3 pages) sample documents are attached to this order

DECLARATION UNDER PENALTY OF PERJURY FOR THE CENTERS FOR DISEASE CONTROL AND PREVENTION'S TEMPORARY HALT IN EVICTIONS TO PREVENT FURTHER SPREAD OF COVID-19

This declaration is for tenants, lessees, or residents of residential properties who are covered by the CDC's order temporarily halting residential evictions (not including foreclosures on home mortgages) to prevent the further spread of COVID 19 Under the CDC's order

- You must provide a copy of this declaration to your landlord, owner of the residential property where you live, or other person who has a right to have you evicted or removed from where you live **You must also provide a copy to the court if a suit for eviction has been filed against you**
- Each adult listed on the lease, rental agreement, or housing contract should complete this declaration

Unless the CDC order is extended, changed, or ended, the order prevents you from being evicted or removed from where you are living through March 31, 2021 You are still required to pay rent and follow all the other terms of your lease and rules of the place where you live You may also still be evicted for reasons other than not paying rent or making a housing payment

This declaration is sworn testimony, meaning that you can be prosecuted, go to jail, or pay a fine if you lie, mislead, or omit important information I certify under penalty of perjury, pursuant to 28 U S C 1746, that the following are true and correct

- I have used best efforts to obtain all available government assistance for rent or housing,
- I either expect to earn no more than \$99,000 in annual income for Calendar Year 2020 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2019 to the I R S , or received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act,
- I am unable to pay my full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, lay-offs, or extraordinary out of-pocket medical expenses,
- I am using best efforts to make timely partial payments that are as close to the full payment as the individual's circumstances may permit, taking into account other nondiscretionary expenses
- If evicted I would likely become homeless, need to move into a homeless shelter, or need to move into a new residence shared by other people who live in close quarters because I have no other available housing options
- I understand that I must still pay rent or make a housing payment, and comply with other obligations that I may have under my tenancy, lease agreement, or similar contract I further understand that fees, penalties, or interest for not paying rent or making a housing payment on time as required by my tenancy, lease agreement, or similar contract may still be charged or collected
- I further understand that at the end of this temporary halt on evictions on March 31, 2021, my housing provider may require payment in full for all payments not made prior to and during the temporary halt and failure to pay may make me subject to eviction pursuant to State and local laws I understand that any false or misleading statements or omissions may result in criminal and civil actions for fines, penalties, damages, or imprisonment

Signature of Declarant

Date

Print Full Name of Declarant

Full Address of Property

Available government assistance means any governmental rental or housing payment benefits available to the individual or any household member
An extraordinary medical expense is any unreimbursed medical expense likely to exceed 7.5% of one's adjusted gross income for the year
'Available housing means any available unoccupied residential property or other space for occupancy in any seasonal or temporary housing that would not violate Federal, State, or local occupancy standards and that would not result in an overall increase of housing cost to you

CERTIFICATE OF SERVICE

I certify that a copy of this document was provided to my landlord and/or to the owner of the property where I live via the following method(s) (check all that apply)

First Class Mail to _____ Date _____
 Certified Mail, Return Receipt Requested to _____
CMRRR Number _____ Date _____
 Email to _____ Date _____
 Fax to (_____) _____ Date _____
 Hand Delivery to (name) _____ Date _____
 Other (explain) _____ Date _____

You must also provide a copy to the court if a suit for eviction has been filed against you

DECLARACION BAJO PENA DE PERJURIO PARA LOS CENTROS PARA EL CONTROL Y LA PREVENCIÓN DE LOS DESALOJOS PARA EVITAR UNA MAYOR PROPAGACION DEL COVID 19

Esta declaracion es para inquilinos, arrendadores o residentes de propiedades residenciales que estan cubiertos por la orden del CDC que detienen temporalmente los desalojos residenciales (sin incluir las ejecuciones hipotecarias de las hipotecas de viviendas) para evitar la propagacion adicional de COVID 19 Bajo la orden del CDC

- **usted debe proporcionar una copia de esta declaración a su arrendador, propietario de la propiedad residencial donde usted vive, u otra persona que tenga derecho a que lo desalojen o lo retiren de donde usted vive Si se ha presentado una demanda de desalojo en su contra, usted debera presentar una copia a la corte**
- **Cada adulto que firmo en el contrato de arrendamiento, alquiler o vivienda debe completar esta declaracion**

A menos que la orden de los CDC se extienda, cambie o termine, la orden le impide ser desalojado o eliminado de donde vive hasta el 31 de marzo de 2021. Usted todavia esta obligado a pagar el alquiler y seguir todos los otros terminos de su contrato de arrendamiento y las reglas del lugar donde vive. Tambien puede ser desalojado por razones que no sean no pagar el alquiler o hacer un pago de vivienda

Esta declaracion es un testimonio jurado, lo que significa que usted puede ser procesado, ir a la carcel o pagar una multa si miente, engaña u omite informacion importante. Certifico bajo pena de perjurio, de conformidad con 28 U S C 1746, que lo siguiente es verdadero y correcto

- He hecho los mejores esfuerzos para obtener toda la asistencia del gobierno disponible para alquiler o vivienda,
- Espero no ganar mas de \$99,000 en ingresos anuales para el Año Calendario 2020 (o no mas de \$198,000 si presento una declaracion de impuestos conjunta), no estaba obligado a reportar ningun ingreso en 2019 a la I R S , o recibio un Pago de Impacto Economico (cheque de estimulo) de conformidad con la Seccion 2201 de la Ley CARES,
- No puedo pagar mi alquiler completo o hacer un pago completo de la vivienda debido a la perdida sustancial de ingresos del hogar, perdida de horas de trabajo o salarios compensables, despidos o gastos medicos extraordinarios de su bolsillo,
- Estoy haciendo los mejores esfuerzos para hacer pagos parciales oportunos que esten tan cerca del pago completo como las circunstancias de la persona puedan permitir, teniendo en cuenta otros gastos no discrecionales,
- Si me desalojan, probablemente me convertiria en un lugar sin hogar, tendria que mudarse a un refugio para personas sin hogar, o la necesidad de mudarse a una nueva residencia compartida por otras personas que viven en lugares cercanos porque no tengo otras opciones de alojamiento disponibles
- Entiendo que todavia debo pagar el alquiler o hacer un pago de vivienda, y cumplir con otras obligaciones que pueda tener bajo mi contrato de arrendamiento, contrato de arrendamiento o similar. Ademas, entiendo que los honorarios, multas o intereses por no pagar el alquiler o hacer un pago de vivienda a tiempo segun lo requerido por mi arrendamiento, contrato de arrendamiento, o contrato similar todavia pueden ser cobrados o cobrados
- Ademas, entiendo que al final de esta parada temporal de los desalojos el 31 de marzo de 2021, mi proveedor de vivienda puede requerir el pago completo de todos los pagos no realizados antes y durante el cese temporal y la falta de pago puede hacer que me someta a desalojo de conformidad con las leyes estatales y locales. Entiendo que cualquier declaracion u omision falsa o engañosa puede resultar en acciones penales y civiles por multas, sanciones, daños o penas

Firma del Declarante

Fecha

Nombre completo del declarante

Direccion completa de la propiedad

Asistencia gubernamental disponible significa cualquier beneficio de alquiler o pago de vivienda gubernamental disponible para el individuo o cualquier miembro del hogar

Un gasto medico 'extraordinario' es cualquier gasto medico no desembolsado que pueda superar el 7.5% de los ingresos brutos ajustados del año

Vivienda disponible significa cualquier propiedad residencial disponible, desocupada u otro espacio de ocupacion en cualquier vivienda estacional o temporal que no violaria las normas federales estatales o locales de ocupacion y que no resultaria en un aumento general del costo de la vivienda para usted

CERTIFICACION DE SERVICIO

Yo certifico que una copia de este documento ha sido provista a mi arrendatario y/o al dueño de la propiedad donde resido por medio de los siguientes metodos (*marque todos los que le aplique*)

___ Correo de primera clase a _____ Fecha _____

___ Correo certificado, Acuse de recibo certificado a _____ Numero de CMRRR _____ Fecha _____

___ correo electronico a _____ Fecha _____

___ Fax a (_____) _____ - _____ Fecha _____

___ Entrega hecha a mano a (*nombre*) _____ Fecha _____

___ Otros (*explique*) _____ Fecha _____

Si se ha presentado una demanda de desalojo en su contra, usted debera presentar una copia a la corte

CAUSE NO _____

PLAINTIFF

v

DEFENDANT

§
§
§
§
§
§

JUSTICE OF THE PEACE

PRI NCIPAL NO _____

TRAVIS COUNTY, TEXAS

VERIFICATION OF COMPLIANCE WITH SECTION 4024 OF THE CARES ACT AND THE CDC ISSUED FEDERAL EVICTION MORATORIUM ORDER

My name is _____
First Middle Last

I am (check one) the Plaintiff or an authorized agent of the Plaintiff in the eviction case described at the top of this page. I am capable of making this affidavit. The facts stated in the affidavit are within my personal knowledge and are true and correct.

1 Verification

a Plaintiff is seeking to recover possession of the following property

Name of Apartment Complex (if any)

Street Address & Unit No (if any) City County State ZIP

b I verify that this property (select the one that applies) is is not a 'covered dwelling' as defined by Section 4024(a)(1) of the CARES Act. The facts on which I base my conclusion are as follows (Please identify whether the property has a federally backed mortgage loan or federally backed multifamily mortgage loan, and if not, which database or information you have used to determine that fact)

(If the property does not have a federally backed mortgage loan or federally backed multifamily mortgage loan, please state whether or not (1) the property is a Low Income Housing Tax Credit (LIHTC) property, (2) the property is federally subsidized under any HUD program, or (3) the property leases to persons with Section 8 vouchers)

c I verify that the premises (select the one that applies) is is not a property securing an FHA insured Single Family mortgage

d I verify that plaintiff (select the one that applies)
 has provided the defendant with 30 days' notice to vacate as required under Section 4024(c) and 4023(e) of the CARES Act
 has not provided the 30 days' notice, because the property is not a 'covered dwelling'

e I certify that the plaintiff has has not received a CDC Sworn Declaration from the tenant stating that they are a 'covered person' under the CDC issued Federal Eviction Moratorium Order. *Any landlord proceeding with a nonpayment eviction of a 'covered person' despite receiving a Declaration can be fined up to \$100,000 under federal law, with enhanced penalties, including jail, if a death occurs.*

f I verify that I have have not reviewed the information about the Texas Eviction Diversion Program, found at www.txcourts.gov/eviction-diversion

2 Declaration or Notary Complete only one of the two following sections

a **Declaration** I declare under penalty of perjury that everything in this verification is true and correct. My name is _____

My birthdate is _____/_____/_____
Month Day Year

My address is _____

Street Address & Unit No (if any) City County State ZIP

Signed on _____/_____/_____ in _____ County, Texas
Month Day Year

Your Signature

OR

b **Notary** I declare under penalty of perjury that everything in this verification is true and correct.

Your Printed Name

Your Signature (sign only before a notary)

Sworn to and subscribed before me this _____ day of _____, 20____

CLERK OF THE COURT OR NOTARY

Plaintiff must serve this affidavit to all other parties (including Defendant(s)) in accordance with TRCP 501.4.

CERTIFICATE OF SERVICE

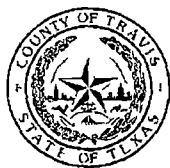
I certify that a copy of this document was provided to all other parties (including Defendant(s)) via the following method(s) (check all that apply)

___ First Class Mail to _____ Date _____
___ Certified Mail, Return Receipt Requested to _____
CMRRR Number _____ Date _____
___ Email to _____ Date _____
___ Fax to (_____) _____ - _____ Date _____
___ Hand Delivery to (name) _____ Date _____
___ Other (explain) _____ Date _____

CARES Act
Public Law 116-136

Sec 4024 TEMPORARY MORATORIUM ON EVICTION FILINGS

- (a) DEFINITIONS —In this section
- (1) COVERED DWELLING — The term “covered dwelling” means a dwelling that—
- (A) is occupied by a tenant—
- (i) pursuant to a residential lease or
- (ii) without a lease or with a lease terminable under State law and
- (B) is on or in a covered property
- (2) COVERED PROPERTY —The term “covered property” means any property that—
- (A) participates in—
- (i) a covered housing program (as defined in section 4111(a) of the Violence Against Women Act of 1994 (34 U.S.C. 12491(a))) or
- (ii) the rental housing voucher program under section 542 of the Housing Act of 1979 (42 U.S.C. 1490i) or
- (B) has a—
- (i) Federally backed mortgage loan or (ii) Federally backed multifamily mortgage loan
- (3) DWELLING —The term “dwelling” —
- (A) has the meaning given the term in section 802 of the Fair Housing Act (42 U.S.C. 3602) and (B) includes houses and dwellings described in section 803(b) of such Act (42 U.S.C. 3603(b))
- (4) FEDERALLY BACKED MORTGAGE LOAN —The term “Federally backed mortgage loan” includes any loan (other than temporary financing such as a construction loan) that—
- (A) is secured by a first or subordinate lien on residential real property (including individual units of condominiums and cooperatives) designed principally for the occupancy of from 1 to 4 families including any such secured loan the proceeds of which are used to prepay or pay off an existing loan secured by the same property and
- (B) is made in whole or in part or insured, guaranteed, supplemented, or assisted in any way by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association
- (5) FEDERALLY BACKED MULTIFAMILY MORTGAGE LOAN —The term “Federally backed multifamily mortgage loan” includes any loan (other than temporary financing such as a construction loan) that—
- (A) is secured by a first or subordinate lien on residential multifamily real property designed principally for the occupancy of 5 or more families including any such secured loan the proceeds of which are used to prepay or pay off an existing loan secured by the same property and
- (B) is made in whole or in part or insured, guaranteed, supplemented, or assisted in any way by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association
- (b) MORATORIUM —During the 120-day period beginning on the date of enactment of this Act, the lessor of a covered dwelling may not
- (1) make or cause to be made, any filing with the court of jurisdiction to initiate a legal action to recover possession of the covered dwelling from the tenant for nonpayment of rent or other fees or charges or
- (2) charge fees, penalties, or other charges to the tenant related to such nonpayment of rent
- (c) NOTICE —The lessor of a covered dwelling unit
- (1) may not require the tenant to vacate the covered dwelling unit before the date that is 30 days after the date on which the lessor provides the tenant with a notice to vacate, and
- (2) may not issue a notice to vacate under paragraph (1) until after the expiration of the period described in subsection (b)



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

**Dana DeBeauvoir, County Clerk
Travis County, Texas**

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Jan 28, 2021 10 18 AM

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