

_____,
Plaintiff,

v.

No. _____

_____,
Defendant.

**PETITION BY LANDLORD FOR
TERMINATION OF TENANCY AND
JUDGMENT OF POSSESSION**
(Mobile Home Park Act)

The plaintiff alleges:

1. Plaintiff is lawfully entitled to possession of the premises located at¹:

in _____, New Mexico _____.

2. Defendant entered into possession of the premises under a rental agreement and has breached the terms of the agreement as follows²:

A copy of the rental agreement is attached as Exhibit A.

3. The mobile home is is not subject to the security interest of a first lienholder.
(If there is a first lien, complete the following.)

The lienholder is _____ and the address of the lienholder is _____.

4. Plaintiff gave written:

Notice of non-payment of rent and the defendant has failed to pay all amounts owed;

Thirty, or Sixty³ day notice to quit on _____, _____ (date),
and defendant has failed to vacate the premises.

A copy of the written notice is attached as Exhibit B.

(check and complete if applicable)

5. The amount of rent and utilities owed is as follows:

Unpaid rent \$ _____

Rent per day until mobile home \$ _____

Is moved from the premises \$ _____

Late fees \$ _____

Utilities \$ _____

Other *(explain)* _____ \$ _____

_____ \$ _____

Total due: \$ _____

6. Plaintiff holds \$_____ of defendant as a damage deposit under the rental agreement.
7. Plaintiff requests separate trials on the issues of termination and damages.

Plaintiff requests judgment against defendant, as follows:

1. Immediate [removal of the mobile home from the premises] [possession of the above described premises];
2. Unpaid rent of \$_____ plus \$_____ per day to date of restitution;
3. Damages as may be determined by the court;
4. Costs of this action;
5. Reasonable attorney fees;
6. Such other relief as the court may deem reasonable.

Date

Signed

Name (*print*)

Address (*print*)

City, state and zip code (*print*)

Telephone number

USE NOTES

1. Section 47-10-4 NMSA 1978 provides that the property description is deemed legally sufficient if it states the name of the landlord or of the mobile home park, the mailing address of the property, the location or space number upon which the mobile home is situated and the county in which the mobile home is situated.
2. The reasons for termination are set forth in Sections 47-10-5 and 47-10-6 NMSA 1978. One of these reasons must be described for termination.
3. Sixty days notice is required if the mobile home is a multisection mobile home. See Subsection C of Section 47-10-4 NMSA 1978.