Form PS-01-JC Rev. 9/21	**Answer to Landlord's Claim** Residential Eviction/Unlawful Detainer **JEFFERSON COUNTY, ALABAMA**	Case Number:

In the District Court of Jefferson County, Alabama

_____ v. _____

Plaintiff's First and Last Name (Landlord) | **Defendant's First and Last Name** (Tenant)

Instructions to Defendant: Your landlord (Plaintiff) is asking the court to evict you for the reasons in the *Statement of Claim,* the document served on you personally or posted on your door.

If you disagree with the eviction, follow steps 1 through 3 below:

① Complete and sign this *Answer.*

② Complete and sign the *Certificate of Service* at the bottom of this form
Make two copies of the completed form – one for you to keep and one to mail or hand deliver to your LandLord or the LandLord's lawyer at the address in the *Statement of Claim*

The deadline for filing your answer is seven (7) calendar days after the date you were personally served the Statement of Claim or it was posted on your door.

③ **Before the deadline (see box at right)**, mail or hand deliver the original Answer to the Jefferson County Circuit Court Clerk at the address in the *Statement of Claim*. Note: If you mail the *Answer* to the Clerk, the Clerk must **receive** it by the deadline.

It is important to print carefully and accurately when completing this form.
After you file your Answer, the court will mail and email, if available, a trial notice to you.
At trial, you can present evidence and witness testimony to the judge.
If you do not answer, you may be evicted and a money judgment may be entered against you.

To oppose the eviction and/or your landlord's claim for money, check boxes and sign below:
I am the Defendant (Tenant) in this case. I disagree with the *Statement of Claim* for the reasons shown below *(check all which apply*). I demand the Landlord provide strict proof of all allegations against me.

a. ☐ The Landlord did not serve me with a proper termination of lease notice before filing this case.
b. ☐ I did everything the Landlord required me to do to avoid eviction before the legal deadline.
c. ☐ I took the money owed to my Landlord by the deadline, but my Landlord refused to accept it.
d. ☐ The Landlord accepted payment from me after sending me the lease termination notice.
e. ☐ The *Summons* and *Statement of Claim* were not given to me or any responsible person living with me.
f. ☐ I deny I owe the Landlord the amount listed in the *Statement of Claim*.
g. ☐ I have applied for rental assistance* with: _____
Name of Assistance Program Contact Name Contact Number
h. ☐ I contacted Volunteer Lawyer's Birmingham at 205-250-5198. My VLB File No. is _____.

I ask the Court to deny the eviction and/or to not allow a money judgement against me.
X SIGN HERE: _____ Date: _____
Your Address: _____
Your email address: _____Telephone Numbers: _____

CERTIFICATE OF SERVICE

I certify I delivered or mailed a true copy of this *Answer* to my Landlord or my Landlord's lawyer on _____,20__ at the following address: _____

_____ Mailing
Address City State Zip
X Sign here: _____ Date: _____

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***To discuss rental assistance options, Jefferson County, non-Birmingham residents should call 205-326-0162.**
Birmingham residents should call 844-287-1250