

VIRGINIA:

IN THE GENERAL DISTRICT COURT OF FAIRFAX COUNTY

\_\_\_\_\_ )  
 Plaintiff(s) )  
 v. ) Case # \_\_\_\_\_ )  
 )  
 ) Address: \_\_\_\_\_ )  
 \_\_\_\_\_ )  
 Defendant(s) ) \_\_\_\_\_ )

UNLAWFUL DETAINER REDEMPTION PAYMENT/NOTICE

- 1) My name is : \_\_\_\_\_.
- 2) Date and time of scheduled eviction: \_\_\_\_\_ (Payment into court must be made **no less than two business days before** the date of the scheduled eviction.)
- 3) Amount to be paid into court : \_\_\_\_\_
  - (i) This is the total of the rent, damages, late fees, court costs, any civil recovery, and attorney fees claimed in the Unlawful Detainer Summons **plus** the next month's rent and late fee if that has become due and sheriff fees for the eviction.
  - (ii) Payment must be in the form of cashier's check, certified check or money order payable to Clerk of Court.
- 4) **I hereby certify** that the above amount **accurately** reflects the total amount **presently owed** to the Landlord and further that in the past 12 months in this rental unit, I have not previously invoked the rights granted by Virginia Code §55-248.34:1. (paid all amounts due the landlord after the landlord filed an Unlawful Detainer Summons.)

\_\_\_\_\_  
Tenant's signature

**Certificate of Service**

I hereby certify that I will deliver, a copy of this Unlawful Detainer Redemption Payment Notice **TODAY** (\_\_\_/\_\_\_/\_\_\_) to \_\_\_\_\_ (name of landlord's attorney or, if none, the landlord) by (indicate method):

\_\_\_\_\_ email delivered to \_\_\_\_\_ (email address) or  
 \_\_\_\_\_ facsimile at \_\_\_\_\_ (fax number) or  
 \_\_\_\_\_ hand delivery at \_\_\_\_\_ (address)

\_\_\_\_\_  
Tenant's Signature

ORDERED that the Eviction is stayed and a hearing is scheduled for \_\_\_\_\_, 2019 at 9:30 a.m. to confirm or challenge the redemption. Unless otherwise agreed, both parties should appear to protect their interests.

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Judge