
Don't Ignore Your Eviction Documents. If you fail to respond appropriately then you could be evicted.

- Get Free Help
- Comply with the judgment or file your motion to set aside default timely.
- Get financial help to resolve your problem.
- Know where to turn in case of an emergency

Read this brochure to find out how to do these things and more.



Resources to Assist you:

Free Legal Help:

United Community Housing Coalition, 220 Bagley, Suite 224, (313) 963-3310 (Detroit only)

**Legal Aid and Defender Association,
(313) 964-4111 (Wayne, Oakland & Macomb counties)**

These programs serve low-income persons. You may call to find out if you qualify.

If you do not qualify for free legal help you may contact the Detroit Bar Association at for a lawyer referral.

Payment Assistance is available for eligible low-income persons to help with arrearages through the Michigan Department of Human Services. To locate the office nearest you, call (313) 456-1000. This agency may be able to provide help through the State Emergency Relief program (SER).

Emergency Shelter:

If you need a place to stay, call 1-800-SHELTER to locate an available emergency shelter bed.

**Michigan Legal Services
220 Bagley, Suite 900
Detroit, MI 48226
313.964.4130**

Michigan Legal Services

How to Get Legal Help to Resolve Your HOUSING DISPUTE



This brochure is intended to assist persons facing evictions in the district courts. The courts may not provide legal advice to any party. This brochure has been prepared by Michigan Legal Services and the United Community Housing Coalition.

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Introduction



If you are facing an eviction, you should obtain legal help.

Free assistance is available for eligible low-income persons who cannot afford an attorney. The names, addresses and phone numbers of organizations that provide free legal assistance are available on the back of this brochure.

It is important to seek legal help as soon as possible. If you have been served with a complaint and summons, your court date is printed on the front of both documents and is usually only a few days from when you are served with these papers. If you have difficulty reading the forms in order to locate your court date and time, you should call for help right away. **IF YOU WAIT, YOU MAY MISS YOUR COURT DATE.**

You should try to obtain legal counsel for your court date. You can ask for an adjournment to obtain counsel but there is no guarantee that the court will grant such a request.

It is also important that you do not appear late for court. If you are late or fail to appear, a default judgment will be entered against you, requiring you to move or to attempt to set aside the default in 10 days.

What you may need to obtain free legal help.



Free legal help is available for eligible low income persons. You will therefore need to provide some verification of income to a legal services provider.

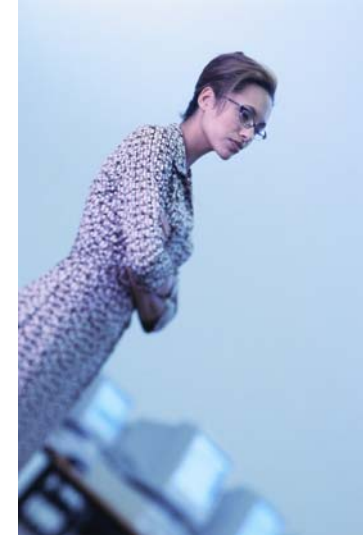
Because there is limited time before your court date, it is helpful to bring with you to your meeting with an attorney, all of your court papers and any other documents related to your housing. Materials you should bring include:

1. The court complaint and summons.
2. The "Notice To Quit" or "Forfeiture Notice"
3. Any written leases, the mortgage or land contract.
4. Receipts or other proof of payments.
5. Any letters to or from your landlord, lender or seller.
6. Photographs of your rental unit if repairs are an issue.
7. Inspection reports.
8. Names, addresses and phone numbers of any witnesses.

Whether or not you are represented by an attorney, you should bring these same types of documents with you to court, **EXCEPT THAT YOU SHOULD BRING YOUR WITNESSES AND NOT JUST A LIST OR WRITTEN STATEMENTS FROM THEM.**

What if you do not have any legal issues?

It is always best to have an attorney review your case to help you before you assume that there are no legal issues. In addition, there may be other types of assistance available to prevent an eviction.



Other types of assistance may include:

1. Assistance from the State of Michigan through the State Emergency Relief
2. Other sources of financial relief available through local charities with a referral from a human services agency.
3. Relocation help if the pending eviction will render you or your family homeless.
4. If the parties agree, payment arrangements or additional time to move.

This brochure is for general informational purposes only and should not be substituted for attorney advice.