

CHESTERFIELD COUNTY MAGISTRATE OFFICE

EVICTIIONS

200 W. Main St. Chesterfield SC 29709 PH: 843.623.9009 FAX: 843.623.3494

In South Carolina, a landlord can evict a tenant for not paying rent, breaking the rules of the rental agreement or lease, damaging the property, or doing something dangerous or illegal on the property. If rent is not paid, the landlord usually gives a 5-day notice to pay or leave. For other problems, the tenant usually gets 14 days to fix the issue. If a monthly agreement ends and the tenant does not leave, the landlord must give a 30-day notice. If the tenant leaves without notifying the landlord and doesn't pay rent for 15 days, the landlord can take control of the property. Landlords are not allowed to lock tenants out or shut off power to force them to leave—evictions must go through the court process.

1. Complete the Application for Ejectment form.
2. Submit the original application.
3. Submit a copy of the lease or a copy of a thirty (30) day notice to vacate with certified mail receipt; please submit additional copies as required for additional defendants.
4. You will be given a date and time to appear in Magistrate's Court. On the receipt, you will receive a case number; please make note of this number – it is how your case is filed, located, and identified.

Below is the procedure that is followed upon filing:

1. The papers are processed and served by a sheriff's deputy only at the tenant's residence. When the Tenant is in receipt of the papers they must
2. vacate the premises or appear at the Rule to Show Cause Hearing at the specified time and date that appears on the Rule to Show Cause Hearing form. Evictions posted on Tenant's residence are considered served.
3. The Landlord must notify the court if the Tenant has vacated the premises or for whatever reason the case should be dismissed by responding in writing. If the Tenant does not vacate, the Landlord must appear at the Rule to Show Cause Hearing.

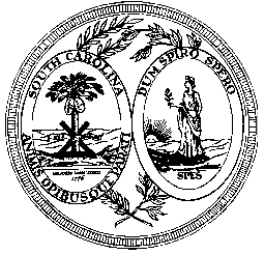
**** If the above steps and directions are followed as instructed, it will assure a more efficient system and court process.**

**** It is VERY important that you keep up with your eviction date.**

Total Filing Fee \$40.00

Other Fees

Writ of Ejectment \$10.00 (If needed)



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STATE OF SOUTH CAROLINA
COUNTY OF CHESTERFIELD

IN THE MAGISTRATES COURT

Plaintiff(s),

CASE NUMBER: _____

**APPLICATION FOR EJECTMENT
(EVICTIION)**

Defendant(s).)

I, _____, Plaintiff in this action, am the landlord-lessor of the property located at _____, which is in the jurisdiction of this Magistrates Court.

A landlord-tenant relationship exists between myself and the Defendant, _____, the tenant-lessee, as evidenced by the attached documentation: ☐ lease OR ☐ other written proof. The grounds for this ejectment action are as follows: *(select all that apply)*

- ☐ Tenant has failed or refuses to pay rent when due or upon demand, in the amount of \$ _____;
- ☐ The term of tenancy or occupancy has expired;
- ☐ The terms or conditions of the lease have been violated as follows: _____.

PLAINTIFF (or Plaintiff's Attorney/Agent)

Address

City/State/Zip

Phone Number

Sworn and Subscribed before me this
____ day of _____, 20____

Magistrate or Notary Public for South Carolina
My Commission expires: _____