

ATTORNEY OR PARTY WITHOUT ATTORNEY (<i>Name and state bar number, and address</i>): TELEPHONE NO.: _____ FAX NO. (<i>Optional</i>): _____ E-MAIL ADDRESS (<i>Optional</i>): _____ ATTORNEY FOR (<i>Name</i>): _____	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME:	
PLAINTIFF: DEFENDANT:	
STIPULATION FOR ENTRY OF JUDGMENT (Unlawful Detainer)	CASE NUMBER:

1. IT IS STIPULATED by plaintiff (*name each*): _____ and
 defendant (*name each*): _____
2. Plaintiff Defendant (*specify name*): _____ is awarded
- a. possession of the premises located at (*street address, apartment number, city, and county*): _____
- b. cancellation of the rental agreement. forfeiture of the lease.
- c. past due rent \$ _____
- d. total holdover damages \$ _____
- e. attorney fees \$ _____
- f. costs \$ _____
- g. deposit of \$ _____ See item 3.
- h. other (*specify*): _____
- i. Total \$ _____ to be paid by (*date*): _____ installment payments (see item 5)
3. Deposit. If not awarded under item 2g, then plaintiff must
- a. return deposit of \$ _____ to defendant by (*date*): _____
- b. give an itemized deposit statement to defendant within three weeks after defendant vacates the premises (Civ. Code, § 1950.5).
- c. mail the deposit itemized statement to the defendant at (*mailing address*): _____
4. A writ of possession will issue immediately, but there will be no lockout before (*date*): _____
5. AGREEMENT FOR INSTALLMENT PAYMENTS
- a. Defendant agrees to pay \$ _____ on the (*specify day*) _____ day of each month beginning on (*specify date*) _____ until paid in full.
- b. If any payment is more than (*specify*) _____ days late, the entire amount in item 2i will become immediately due and payable plus interest at the legal rate.
6. a. Judgment will be entered now.
- b. Judgment will be entered only upon default of payment of the amount in item 2i or the payment arrangement in item 5a. The case is calendared for dismissal on (*date and time*) _____ in _____ department (*specify*) _____ unless plaintiff or defendant otherwise notifies the court.
- c. Judgment will be entered as stated in *Judgment—Unlawful Detainer Attachment* (form UD-110S), which is attached.
- d. Judgment will be entered as stated in item 7.

PLAINTIFF: DEFENDANT:	CASE NUMBER:
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7. Plaintiff and defendant further stipulate as follows (*specify*):

8. a. **The parties named in item 1 understand that they have the right to (1) have an attorney present and (2) receive notice of and have a court hearing about any default in the terms of this stipulation.**

b. Date:

(TYPE OR PRINT NAME)

▶ _____
(SIGNATURE OF PLAINTIFF OR ATTORNEY)

(TYPE OR PRINT NAME)

▶ _____
(SIGNATURE OF PLAINTIFF OR ATTORNEY)

Continued on *Attachment 8b* (form MC-025).

c. Date:

(TYPE OR PRINT NAME)

▶ _____
(SIGNATURE OF DEFENDANT OR ATTORNEY)

(TYPE OR PRINT NAME)

▶ _____
(SIGNATURE OF DEFENDANT OR ATTORNEY)

(TYPE OR PRINT NAME)

▶ _____
(SIGNATURE OF DEFENDANT OR ATTORNEY)

Continued on *Attachment 8c* (form MC-025).

9. IT IS SO ORDERED.

Date:

JUDICIAL OFFICER

