

ATTORNEY OR PARTY WITHOUT ATTORNEY ( <i>Name and state bar number, and address</i> ):  <hr style="width: 20px; margin-left: 0;"/>  TELEPHONE NO.: _____ FAX NO. ( <i>Optional</i> ): _____ E-MAIL ADDRESS ( <i>Optional</i> ): _____ ATTORNEY FOR ( <i>Name</i> ): _____	<b>FOR COURT USE ONLY</b>
<b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF</b> STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME:	
PLAINTIFF:  DEFENDANT:	
<b>STIPULATION FOR ENTRY OF JUDGMENT (Unlawful Detainer)</b>	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