

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> _____	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