

<b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES</b>		
COURTHOUSE ADDRESS		
PLAINTIFF		
DEFENDANT		CASE NUMBER
<b>Unlawful Detainer Stipulated Judgment</b>		DATE AND TIME OF HEARING
		DEPARTMENT

THE PARTIES STIPULATE (AGREE) AS FOLLOWS:

1. Judgment shall be entered in favor of plaintiff as named in the complaint and against the following defendants:

\_\_\_\_\_

\_\_\_\_\_

*(Identify and name defendant(s) exactly as judgment is to be entered. Do not abbreviate or use "etc." or et al.)*

Plaintiff is awarded possession of the premises located at: (street address, apartment/unit number, city and county):

\_\_\_\_\_

\_\_\_\_\_

Defendant(s) rights under lease or rental agreement are forfeited.

2. Judgment shall be entered for:

\$ \_\_\_\_\_ Past Due Rent       \$ \_\_\_\_\_ Holdover Damages

\$ \_\_\_\_\_ Attorney Fees plus costs of \$ \_\_\_\_\_.

3. Defendant(s) security deposit, if any:

shall be returned or accounted for by the plaintiff within 21 days after the defendant(s) vacates the premises [Civil Code, section 1950.5]

shall be retained by the plaintiff and the defendant(s) waive any claim to its return.

4. Judgment shall be entered:

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- now
- now and stay enforcement of judgment as follows: a writ of possession may issue forthwith with no final lockout prior to \_\_\_\_\_.  
(date)
- only upon default by the defendant(s) in the performance of any of the obligations required by this stipulation.

5. Defendant(s) agree to vacate the subject premises by \_\_\_\_\_ and remove all personal property and persons covered by this stipulation.

6. Plaintiff and defendant(s) further stipulate as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7.  Defendant(s) agree(s) to pay the amount set forth in Paragraph 2 on the schedule set forth below. In the event of default in payment, a writ of execution may be issued for the remaining balance on the judgment creditor's verified application, without further notice or hearing.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8.  **WAIVER OF RIGHTS:** We, the undersigned defendant(s), understand that we have the following rights: (a) to be represented by an attorney of our own choice, at our own expense; and (b) to notice and an opportunity to be heard on the issue of any default in payment of installments, or on any other alleged violation of conditions staying the enforcement of the judgment. We give up these rights and freely agree that judgment may be entered against us in accordance with this stipulation.

9.  \_\_\_\_\_ acknowledge(s) receiving assistance from a \_\_\_\_\_ language interpreter in the preparation and execution of this stipulation.

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Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Print Name  
 \_\_\_\_\_  
 Signature  
 Plaintiff  Defendant or  Attorney

Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Print Name  
 \_\_\_\_\_  
 Signature  
 Plaintiff  Defendant or  Attorney

Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Print Name  
 \_\_\_\_\_  
 Signature  
 Plaintiff  Defendant or  Attorney

Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Print Name  
 \_\_\_\_\_  
 Signature  
 Plaintiff  Defendant or  Attorney

The Court hereby orders the above-named parties to comply with the terms of the stipulation, and the clerk is directed to enter this stipulation as judgment.

Proof having been made to the satisfaction of the court, Plaintiff is also granted judgment as to all unnamed tenants. [Code Civil Procedure, section 415.46]

The above-named parties agree to abide by the terms of the stipulation which is approved by the court. The case is calendared for dismissal or entry of judgment on \_\_\_\_\_ at \_\_\_\_\_ in Department \_\_\_\_\_.

Based on the stipulation of the parties, and pursuant to Code of Civil Procedure, section 1161.2(a)(2), the Court further orders that the court file and all court records, electronic or otherwise, of this case are ordered sealed until further order of court and may not be accessed by any person except the parties, counsel of record and the court.

Date \_\_\_\_\_  
 \_\_\_\_\_  
 Judicial Officer

**Unlawful Detainer Stipulated Judgment**