

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES	
COURTHOUSE ADDRESS	
PLAINTIFF	
DEFENDANT	CASE NUMBER
Unlawful Detainer Stipulation and Judgment	DATE AND TIME OF HEARING
	DEPARTMENT

The landlord and tenants in this case agree that this stipulation (agreement) will become a court judgment after the judicial officer signs it. This judgment will be "stayed" (not enforced) if we keep our agreements.

The address of the rental property is (street address, apartment/unit number and city): _____

Tenants _____ will move out of the property by _____ (on this date or before this date). Landlord will have judgment for possession of the property. Tenants will remove all of their personal items from the property and will leave the property in "broom clean" condition. Any personal items remaining shall be deemed abandoned. Landlord will have the right to dispose of any abandoned personal items.

Tenants _____ will stay in the property. Tenants will keep possession of the property.

Tenants have already moved out of the property. Possession is no longer at issue.

We cancel (end) our Rental Agreement. Or We forfeit (give up and end) our Lease Agreement.

Tenants will not owe any money to Landlord. Landlord waives and releases for all time all monetary claims that could have been asserted in this case.

_____ agrees to pay _____
Landlord/Tenants **Landlord/Tenants**

\$ _____ Past Due Rent \$ _____ Holdover Damages
Landlord waives and releases for all time all additional monetary claims that could have been asserted in this case.

\$ _____ Attorney Fees Costs of \$ _____.

We will each pay our own costs and attorney fees. We will not owe each other any money for costs or attorney fees.

Tenants paid a security deposit \$ _____. Landlord will use all this amount \$ _____ of the security deposit as a credit toward the total amount due.

Unlawful Detainer Stipulation and Judgment

Unlawful Detainer Stipulation and Judgment

Short Title: _____

Case Number: _____

Landlord will return this amount of the security deposit \$ _____ to the tenants by _____ (date) and/ or

provide an itemized statement specifying repairs or cleanings within 21 days after tenants move out of the property. [Civil Code, section 1950.5]

_____ will pay the total amount of \$ _____ to

Landlord/Tenants

Landlord/Tenants

IN FULL, in one payment, on this date or before this date _____, 20 _____.

IN INSTALLMENT PAYMENTS, the first payment of \$ _____ due on or before _____. After that payments of \$ _____ on the _____ day of each month after that until the total agreed amount is paid in FULL.

Payment will be made by Cash; Certified Funds Check; Personal Check; Electronic Transfer; or Other _____ and made payable to _____

at this address _____.

Payment must arrive on the due date or before the due date.

There is a grace period of _____ days. If any payment is more than _____ days late, the remaining balance will become immediately due and payable in FULL.

Additional terms and conditions: _____

We request that this court record be sealed pursuant to Code of Civil Procedure, section 1161.2(a)(2).

No other adult occupies (lives in) or has a right to occupy the rental property.

WAIVER OF RIGHTS: The tenants who have signed this agreement understand that we are giving up these rights: (a) to be represented by an attorney of our own choice, at our own expense; and/or (b) to receive notice and the opportunity to attend a court hearing if the landlord claims that we did not keep any of these agreements. We agree that if the landlord claims that we did not follow our agreement, the landlord can ask the court to enforce this agreement without giving us notice or the right to attend a hearing. This means that the landlord can get a "Writ of Execution" telling the Sheriff's Department to post a Notice to Vacate and then lock us out and can get a money judgment against us for any money we agreed to pay but did not pay. We give up these rights and we freely agree that judgment may be entered against us and enforced against us according to this agreement.

Unlawful Detainer Stipulation and Judgment

Unlawful Detainer Stipulation and Judgment

Short Title: _____

Case Number: _____

The tenants who have signed this agreement understand that we have the right to receive notice of and have a court hearing about any default in the terms of this stipulated judgment. This means that if the landlord claims that you did not keep your agreements, the landlord will give you notice of a hearing before this judgment will be enforced against you.

This is a stipulated judgment. The parties stipulate and agree that judgment shall be entered pursuant to the terms of this stipulation. The parties agree to comply with the terms of this stipulation. Once signed by the judge, the clerk will be directed to enter this stipulation as the final judgment.

In the event of default in terms, a writ of execution may be issued for possession or the remaining balance on the judgment creditor's verified application, without further notice or hearing.

Date: _____
_____ Print Name Signature
 Plaintiff Defendant Authorized Agent Attorney

Date: _____
_____ Print Name Signature
 Plaintiff Defendant Authorized Agent 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 Stipulation and Judgment