

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): TELEPHONE NO.: _____ FAX NO. (Optional): _____ EMAIL ADDRESS (Optional): _____ ATTORNEY FOR (Name): _____	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO CENTRAL DIVISION, HALL OF JUSTICE, 330 W. BROADWAY, SAN DIEGO, CA 92101	
PLAINTIFF(S)	
DEFENDANT(S)	JUDGE/DEPT
STIPULATED AGREEMENT FOR JUDGMENT OR DISMISSAL (UNLAWFUL DETAINER)	CASE NUMBER

Hearing Date: _____ Time: _____ a.m. p.m. Possession Only Possession & Money

It is hereby stipulated by and between plaintiff(s) _____,
 plaintiff's attorney _____, defendant(s) _____
 _____, and defendant's attorney _____

additional party's listed on attachment that judgment shall be entered in favor of the plaintiff(s) as follows:

Principal	\$ _____	<input type="checkbox"/> Plaintiff(s) is awarded forfeiture of the Rental Agreement/Lease.
Interest	\$ _____	<input type="checkbox"/> Plaintiff(s) is awarded restitution of the premises located at:
Attorney's Fees	\$ _____	_____
Costs	\$ _____	<input type="checkbox"/> A writ of possession may be issued immediately; however, lockout
Other	\$ _____	will not occur prior to: _____
Total	\$ _____	

Defendant(s) agrees to pay the above amount in installments of \$ _____ per month commencing on _____,
 and continuing thereafter on the _____ day of each successive month until paid in full.

- All payments must be in the form of a cashier's check, money order, other certified funds, or other payment method (specify): _____ and must be received by the plaintiff(s) by 5:00 p.m. on the date due.
- If defendant(s) fails to make a payment on or before the due date, the plaintiff(s) may, upon ex parte declaration to this court without notice to the defendant(s), request that the court enter a judgment on the unpaid balance plus attorney's fees and any costs of suit incurred as a result of the default.

Security deposit, if any, will be handled as follows:

- Plaintiff(s) is awarded the security deposit of \$ _____ to cover rent in the amount of \$ _____ for the period of _____. The defendant(s) waives any claim to its return.
- Plaintiff(s) may apply the security deposit toward any/all judgment amounts.
- Plaintiff(s) will return the security deposit to the defendant(s) by _____.
- Pursuant to Civ. Code, § 1950.5, plaintiff(s) will mail an itemized statement along with any unused portion of the deposit to the defendant(s) within 21 days after the defendant(s) vacate the premises.

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Defendant(s) waives any/all rights to noticed motion on entry of judgment or any supplemental proceeding pursuant to this stipulation.

Defendant(s) warrants that on the date the complaint was filed, no other adult persons were occupying the premises and that the defendant(s) has not sublet the premises or assigned the rental agreement/lease.

Upon vacating the premises, defendant(s) agree to leave the premises in good repair and clean condition according to California Law.

If the defendant(s) fully complies with the terms and conditions of this stipulation, defendant(s) may remain in possession of the premises located at: _____

All payments recovered by plaintiff(s) will be applied toward current rent first, and then to the arrearages above.

Plaintiff(s) requests that the court enter Default Judgment against remaining defendant(s), not party to this stipulation (specify):

Judgment:

will be entered now.

will be entered only if defendant(s) fails to timely comply with any term or condition of this stipulation.

Action is dismissed with without prejudice as to defendant(s) _____
 _____ pursuant to the terms of this stipulation.

Judgment by Default as to "All Unknown Occupants" for "Possession Only."

The parties request the court to retain jurisdiction over the parties to enforce the settlement until performance in full of the terms of the settlement, pursuant to Code Civ. Proc., § 664.6.

The parties agree to and request that the court extend masking beyond 60 days in light of this Stipulated Agreement, pursuant to Code Civ. Proc., § 1161.2.

Other: _____

Date: _____

 Signature of Plaintiff

Date: _____

 Signature of Plaintiff

Date: _____

 Signature of Attorney for Plaintiff

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Date: _____

Signature of Defendant

Date: _____

Signature of Defendant

Date: _____

Signature of Defendant

Date: _____

Signature of Attorney for Defendant

IT IS SO ORDERED.

Date: _____

Judge/Commissioner of the Superior Court