

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): TELEPHONE NO.: _____ FAX NO. (Optional): _____ E-MAIL ADDRESS (Optional): _____ ATTORNEY FOR (Name): _____	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO <input type="checkbox"/> CENTRAL DIVISION, HALL OF JUSTICE, 330 W. BROADWAY, SAN DIEGO, CA 92101 <input type="checkbox"/> EAST COUNTY DIVISION, 250 E. MAIN ST., EL CAJON, CA 92020 <input type="checkbox"/> EAST COUNTY DIVISION, RAMONA, 1428 MONTECITO RD., RAMONA, CA 92065 <input type="checkbox"/> NORTH COUNTY DIVISION, 325 S. MELROSE DR., VISTA, CA 92081 <input type="checkbox"/> SOUTH COUNTY DIVISION, 500 3RD AVE., CHULA VISTA, CA 91910	
PLAINTIFF(S)	
DEFENDANT(S)	JUDGE/DEPT
STIPULATED AGREEMENT FOR JUDGMENT OR DISMISSAL (UNLAWFUL DETAINER)	CASE NUMBER

Hearing Date: _____ Time: _____ a.m. / p.m. <input type="checkbox"/> Possession Only <input type="checkbox"/> Possession & Money
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It is hereby stipulated by and between plaintiff's attorney(s) of record _____
 and defendant(s) _____

that judgment shall be entered in favor of the plaintiff as follows:

- | | | |
|-----------------|-----------------|---|
| Principal | \$ _____ | <input type="checkbox"/> Plaintiff is awarded forfeiture of the Rental Agreement/Lease. |
| Interest | \$ _____ | <input type="checkbox"/> Plaintiff 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) agree(s) 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, or other certified funds, and must be received by the plaintiff by 5:00 p.m. on the date due.
- If defendant(s) fail(s) to make a payment on or before the due date, the plaintiff 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 is awarded the security deposit of \$ _____ to cover rent in the amount of \$ _____ for the period of _____. The defendant(s) waive(s) any claim to its return.
- Plaintiff may apply the security deposit toward any/all judgment amounts.
- Plaintiff will return the security deposit to the defendant(s) by _____.
- Pursuant to Civ. Code § 1950.5, plaintiff 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.

SHORT TITLE	CASE NUMBER
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Defendant(s) waive(s) any/all rights to noticed motion on entry of judgment or any supplemental proceeding pursuant to this stipulation.

Defendant(s) warrant(s) that on the date the complaint was filed, no other adult persons were occupying the premises and that the defendant(s) has (have) 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 comply with the terms and conditions of this stipulation, defendant(s) may remain in possession of the premises located at: _____.

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

Judgment:

will be entered now.

will be entered only if defendant(s) fail 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."

Other: _____

Date: _____

 Signature of Attorney for Plaintiff

Date: _____

 Signature of Defendant

Date: _____

 Signature of Defendant

Date: _____

 Signature of Defendant

IT IS SO ORDERED.

Date: _____

 Judge/Commissioner of the Superior Court