

ATTORNEY OR PARTY WITHOUT ATTORNEY ( <i>Name and state bar number, and address</i> ):		<b>FOR COURT USE ONLY</b>
TELEPHONE NO.: E-MAIL ADDRESS ( <i>Optional</i> ): ATTORNEY FOR ( <i>Name</i> ):		
<b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF</b>		
STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME:		
<b>PLAINTIFF:</b>		
<b>DEFENDANT:</b>		
<b>STIPULATION FOR ENTRY OF JUDGMENT (Unlawful Detainer)</b>		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:

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 (TYPE OR PRINT NAME)

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 (SIGNATURE OF PLAINTIFF OR ATTORNEY)

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 (TYPE OR PRINT NAME)

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 (SIGNATURE OF PLAINTIFF OR ATTORNEY)

Continued on *Attachment 8b* (form MC-025).

c. Date:

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 (TYPE OR PRINT NAME)

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 (SIGNATURE OF DEFENDANT OR ATTORNEY)

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 (TYPE OR PRINT NAME)

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 (SIGNATURE OF DEFENDANT OR ATTORNEY)

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 (TYPE OR PRINT NAME)

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 (SIGNATURE OF DEFENDANT OR ATTORNEY)

Continued on *Attachment 8c* (form MC-025).

9. IT IS SO ORDERED.

Date:

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 JUDICIAL OFFICER