

SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES	Reserved for Clerk's File Stamp	
COURTHOUSE ADDRESS:		
PLAINTIFF:		
DEFENDANT:		
UNLAWFUL DETAINER STIPULATION AND JUDGMENT	CASE NUMBER:	DEPT./DIV.

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 defendants exactly as judgment is to be entered. Do not abbreviate or use "etc." or et al.)

2. Judgment shall be entered for:

Past Due Rent	\$ _____	<input type="checkbox"/>	Defendant(s) rights under lease or rental agreement are forfeited
Holdover Damages	\$ _____		
Attorney fees	\$ _____	<input type="checkbox"/>	Plaintiff is awarded possession of the premises located at
Costs	\$ _____		(including apartment number, if applicable): _____
TOTAL	\$ _____ =====		_____

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

- shall be returned or accounted for by plaintiff within 21 days after defendant(s) vacate the premises (Civ. Code, § 1950.5).
- shall be retained by the plaintiff and defendant(s) waive(s) any claim to its return.

4. Judgment shall be entered:

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

5. Defendant(s) agree(s) to vacate the subject premises by _____, removing 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 defendants, 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
 (name[s])
 _____ language interpreter in the preparation and execution of this stipulation.

Date: _____	_____ (TYPE OR PRINT NAME)	▶ _____ (SIGNATURE OF PLAINTIFF OR ATTORNEY)
Date: _____	_____ (TYPE OR PRINT NAME)	▶ _____ (SIGNATURE OF DEFENDANT OR ATTORNEY)
Date: _____	_____ (TYPE OR PRINT NAME)	▶ _____ (SIGNATURE OF DEFENDANT OR ATTORNEY)
Date: _____	_____ (TYPE OR PRINT NAME)	▶ _____ (SIGNATURE OF 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 Civ. Proc., § 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 _____.

_____ DATED _____ JUDICIAL OFFICER _____