

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

THE PARTIES STIPULATE (AGREE) AS FOLLOWS:

1. Judgment shall be entered in favor of plaintiff(s) as named in the complaint and against the following defendant(s):
(Identify named defendant(s) 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 \$ _____

☐ Defendant(s) rights under the lease or rental agreement are forfeited

Holdover Damages \$ _____

Attorney fees \$ _____

☐ Plaintiff(s) are awarded possession of the premises located at
 (including apartment number, if applicable):

Costs \$ _____

TOTAL \$ _____
 =====

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

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

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 settlement stipulation.

5. ☐ VACATE: Defendant(s) agree(s) to vacate the subject premises by _____, removing all personal property.

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12. SIGNATURES (this settlement stipulation may be executed in counterparts; a faxed or emailed signature has the same effect as an original signature).

DATE	TYPE OR PRINT NAME	▶	SIGNATURE OF PLAINTIFF OR ATTORNEY
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

THE COURT ORDERS THAT:

- ☐ the parties comply with the terms of this settlement stipulation.
- ☐ the clerk is directed to ENTER this settlement stipulation as final judgment in this matter.
- ☐ this settlement stipulation is LODGED (but not entered) with the Court pending a hearing on an Order to Show Cause for Entry of Judgment set for _____ in Department _____. If no parties appear, this case will be dismissed without prejudice.
- ☐ pursuant to the request above, this Court hereby dismisses without prejudice and, per CCP § 664.6, retains jurisdiction to enforce the terms of this settlement stipulation.
- ☐ based on the settlement stipulation of the parties, and pursuant to CCP § 1161.2(a)(2), good cause appears for the Court to further order that the court file and all court records (electronic or otherwise) of this matter shall remain sealed or confidential and may not be accessed by any person except the parties, counsel of record and the Court until further order of the Court. [Internal: Use: utilize Sealing Code "Minute Order Code-UD Sealing #secud001a"]
- ☐ plaintiff(s) are also granted judgment for possession as to all unnamed occupants. (Code Civ. Proc., § 415.46.)

DATE	JUDICIAL OFFICER
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STIPULATION AND JUDGMENT**