

LANDLORD/TENANT STIPULATION

Whereas the landlord has filed an action for eviction, the landlord and tenant make the following agreement:

() The defendant(s), _____, agrees to pay the plaintiff, _____
_____, \$ _____ back rent/fees plus \$ _____
court costs for a total of \$ _____. This amount covers all money due through _____,
20 _____.

This amount is payable as follows:

\$ _____ shall be paid to the plaintiff from the court registry.

\$ _____ shall be paid on or before _____, 20 _____.

Subsequent payments in the amount of \$ _____ per week/month shall be made to the plaintiff beginning
_____, 20 _____, and thereafter on [_____ of each week] [the _____ day of each
month] until the total amount due is paid in full. "Payment" means receipt by the landlord and shall be by cashier's
check or money order. This payment schedule is for past due amounts only and does not relieve the tenant from
continuing to make other payments due under the lease. If, at any time prior to dismissal of this action, the plaintiff
files a sworn affidavit that any payment under this stipulation or due under the current lease has not been made, the
court may proceed to enter a judgment for possession and for the amount of back rent and costs stated in the affidavit
with no notice to the defendant.

Payments shall be sent to: (Remember: payments must be received by the due date) _____

() The defendant(s) agree(s) to vacate the premises no later than 5:00pm on _____.
Upon the filing of an affidavit by the plaintiff stating that the defendant has failed to vacate by that time, a final
judgment for possession will be entered by the court with no further notice to the defendant.

() Other agreement(s) _____

Damages alleged after the tenant has vacated the premises may be determined at a later mediation/hearing.
Distribution of security deposit, if any, shall be determined at that time.

If a final judgment has not been entered herein by _____ (90 days after the time for
making the last payment provided for back rent herein), this stipulation shall constitute a voluntary dismissal without
prejudice of the claim and of the counter-claim, if any, filed herein.

_____, 20 _____

PLAINTIFF _____
Daytime Phone _____
PLAINTIFF _____
Daytime Phone _____

DEFENDANT _____
Daytime Phone _____
DEFENDANT _____
Daytime Phone _____