

Fourth Judicial District, State of Colorado El Paso County Combined Court Court Address: 270 South Tejon Street Colorado Springs, CO 80903 <hr/> Plaintiff(s)/Petitioner(s) _____ v. Defendant(s)/Respondent(s) _____	▲ COURT USE ONLY ▲
Attorney or Party Without Attorney (Name and Address): Phone Number: _____ E-mail: _____ FAX Number: _____ Atty. Reg. #: _____	Case Number: _____ Division CVL Courtroom S290
FED EVICTION STIPULATION	

___ Judgment Enters/Delayed Move Out

Defendant(s) agree(s) that Judgment for Possession will enter immediately. Defendant(s) further agree(s) that he/she/they will move out by _____ (time) on _____ (date). Plaintiff will not seek a Writ of Restitution unless Defendant(s) has/have failed to move out by the agreed upon time/day. This case shall remain suppressed provided Defendant moves out on time. If Defendant fails to move out on time, the Plaintiff may motion the Court to un-suppress the case.

___ Pay & Stay/No Judgment for Possession

Defendant(s) agrees to pay Plaintiff the amount(s) listed below by the date(s) indicated. Provided Defendant(s) pay(s) as agreed, Defendant(s) may remain in the property. In the event Defendant(s) fail(s) to pay as agreed, Plaintiff may motion the court for a Judgment for Possession. The Judgment for Possession will then be entered without further notice to the Defendant(s). 48 hours after entry of the Judgment for Possession, Plaintiff may obtain a Writ of Restitution and have the Sheriff remove the Defendant(s). Plaintiff may also motion the Court for a money judgment in the amount unpaid. This case shall remain suppressed so long as no Judgment for Possession is entered.

Payment Agreement:

\$ _____ by _____ (date). \$ _____ by _____ (date).

\$ _____ by _____ (date). \$ _____ by _____ (date).

\$ _____ by _____ (date). \$ _____ by _____ (date).

___ Agreement to Vacate/No Judgment for Possession

Defendant(s) agrees to vacate the property by _____ (time) on _____ (date). In the event Defendant(s) fail(s) to vacate the property, Plaintiff may motion the court for a Judgment for Possession. The Judgment for Possession will then be entered without further notice to the Defendant(s). 48 hours after entry of the Judgment for Possession, Plaintiff may obtain a Writ of Restitution and have the Sheriff remove the Defendant(s). This case shall remain suppressed so long as no Judgment for Possession is entered.

___ JPOS/Vacate JPOS

The parties agree that Judgment for Possession will enter today. Defendant(s) agree(s) to vacate the property by _____ (time) on _____ (date). Provided Defendant(s) vacate(s) the property as agreed, Plaintiff or Defendant (circle party that will be filing the motion) will file a motion in S101 requesting that the Court vacate the Judgment for Possession. In the event the Defendant(s) fail(s) to move out, Plaintiff may seek a writ of restitution to issue immediately. This case shall remain suppressed provided Defendant moves out on time. If Defendant fails to move out on time, the Plaintiff may motion the Court to un-suppress the case.

___ Pay & Stay with JPOS/Vacate JPOS

The parties agree that Judgment for Possession will enter today. Defendant(s) agree(s) to pay Plaintiff the amount(s) listed below by the date(s) indicated. Provided Defendant(s) pay(s) as agreed, Defendant(s) may remain in the property and Plaintiff will motion the court to vacate the Judgment for Possession. In the event Defendant(s) fail(s) to pay as agreed, Plaintiff may seek a Writ of Restitution and have the Sheriff remove the Defendant(s). Plaintiff may also motion the Court for a money judgment in the amount unpaid. This case shall remain suppressed as long as the Defendant pays as agreed. If the Defendant fails to pay as agreed, the Plaintiff may motion the Court to un-suppress the case.

Payment Agreement:

\$ _____ by _____ (date). \$ _____ by _____ (date).

\$ _____ by _____ (date). \$ _____ by _____ (date).

\$ _____ by _____ (date). \$ _____ by _____ (date).

___ **For Payment Agreements**, normal rent per the agreement/lease to resume on _____ (date).

___ **Other**

The parties waive their right to appear before a County/District Court Judge and consent to appear before a Magistrate.

Plaintiff/Date

Defendant/Date

Approved:

Magistrate/Date