

EL PASO COUNTY COURT 270 S. Tejon Street Colorado Springs, CO 80903		▲ COURT USE ONLY ▲
Plaintiff(s) vs. Defendant(s)		
		Case Number: Division: Courtroom:
STIPULATION AND ORDER FOR FORCIBLE ENTRY AND DETAINER (FED) / EVICTION		

The Plaintiff(s) and Defendant(s) agree as follows:

AGREEMENTS AS TO POSSESSION OF THE PROPERTY (MARK ONLY ONE):

- Defendant shall vacate the property by _____.m. _____, 20____. If Defendant fails to vacate the property as agreed, Plaintiff may obtain a judgment for possession from the Court by filing a written motion stating that Defendant has failed to vacate the premises as agreed. The judgment for possession will be entered without further notice to Defendant.
- If Defendant pays the amounts agreed upon below, defendant shall remain in possession of the property until the expiration of the lease. If Defendant fails to make any payment required below, Plaintiff may obtain a judgment for possession of the property by filing a written motion with the Court stating that Defendant has failed to make a required payment. The judgment for possession will be entered by the court without notice to the Defendant.
- Judgment for Possession shall enter immediately. The writ of restitution may be executed on or after 48 hours from the date of this agreement.

AGREEMENTS AS TO MONEY (MARK ONLY ONE):

- Monetary judgment in the amount of \$_____ shall enter immediately.
- Monetary judgment in the amount of \$_____ shall enter immediately, but Plaintiff will not attempt involuntary collection of the judgment (garnishment, attachment, etc.) as long as Defendant makes the payments described below.
- Defendant(s) acknowledge that they owe Plaintiff \$_____. If Defendants pay in accordance with the payment schedule set forth below, no judgment for the amounts owed will be entered. If defendants fail to make any payment required below, Plaintiff may obtain a judgment for the unpaid balance owed by defendants by filing a written motion with the court, showing that a copy of the motion has been mailed to the defendants. The motion will specify the date or dates of missed payments and the amounts unpaid under this agreement. The judgment requested by plaintiff will be entered by the court 14 days after the motion is filed UNLESS the defendant files a written response disputing the motion for judgment within that time.

The amounts agreed upon above include all debts and obligations owed by Defendants to Plaintiff as of the date of this agreement. If Defendant is continuing to occupy the property beyond the date the next rent payment is due, Defendant will pay the rent on or before its due date, **IN ADDITION TO** any payments described in this agreement. All payments received by Plaintiff will be applied first to current rent, with the remaining amounts being applied in accordance with this agreement. If Plaintiff does not receive enough to pay all rents AND all amounts required by this agreement, Defendant will be in default under this agreement and Plaintiff may obtain a judgment for money or possession (or both) in accordance with this agreement.

AGREEMENTS AS TO PAYMENT SCHEDULE (MARK ONLY ONE):

- Defendant will pay the entire amount agreed upon above on or before _____, 20_____.
- Defendant will pay \$_____ on the _____ day of each _____, beginning on _____ 20_____, until the entire balance is paid in full.
- Defendant will pay in accordance with the following schedule: _____

Dated this _____ day of _____, 20_____.

 Plaintiff or Plaintiff's Attorney

 Defendant or Defendant's Attorney

 Plaintiff or Plaintiff's Attorney

 Defendant or Defendant's Attorney

THE ABOVE AGREEMENT IS APPROVED AND MADE AN ORDER OF THE COURT THIS ____ DAY OF _____, 20_____.

JUDGE OR MAGISTRATE