Fourth Judicial District, State of Colorado
El Paso County Combined Court

Court Address: 270 South Tejon Street
Colorado Springs, CO 80903

_____

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

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