

**STIPULATION (AGREEMENT)  
LANDLORD AND TENANT INSTRUCTIONS  
(Form #11)**

Once an unlawful detainer complaint or a summary eviction affidavit have been filed in court by a landlord, the parties can talk to each other and try to work out the issues between them. If the landlord and the tenant can come to an agreement that resolves the issues presented in the Complaint, the parties can complete Form #11, Stipulation (Agreement). The landlord or tenant can fill in the blanks with the specific agreement that the parties have made. For example: a payment arrangement for past due rent and fees; how a tenant is going to cure a breach of the lease and by what date. Both parties review the form to make sure it accurately reflects the agreement made. The form will be filed with the court and signed by the judge.

An agreement (called a "Stipulation") can be made prior to the hearing date and then filed before the hearing takes place, or the agreement can be made at the hearing. The Stipulation can be filed at or after the hearing.

Heading

Fill in the name of the township and county of the Justice Court where the rental unit is located.

Parties

You must fill in the names, addresses and phone numbers of the Landlord/Plaintiff and Tenant/Defendant.

Case No. and Dept. No.

Use the identical Case Number and Department Number as was assigned by the court on Forms #8 and #9.

Body of Statement

Fill in the name of the landlord and the date the matter was filed.

On the lines provided, specifically explain the terms of the agreement.

**SIGNATURE SECTION**

Both the landlord and the tenant must sign, print respective names, and put in the date where indicated in the signature block.

**ORDER SECTION**

There is nothing for you to do here as this section is for the judge to date and sign.