

County of:	Judicial District: Court File Number: Case Type: Housing
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 Plaintiff (Landlord)

vs.

**EVICTIION SETTLEMENT
 AGREEMENT**

 Defendant(s) (Tenant)

IT IS HEREBY STIPULATED AND AGREED between the parties that the parties have reached the following agreement:

Date Payment is Due	Time Due (if applicable)	Form of Payment (Money Order, Agency Guaranteed, etc.)	Amount Due
/ /	am / pm		\$
/ /	am / pm		\$
/ /	am / pm		\$
/ /	am / pm		\$
/ /	am / pm		\$
This includes rent for the following months: _____			Total: \$

Payment will be made and accepted in the following manner:

 No Writ of Recovery is requested at this time. If any payment is missed or other terms of the settlement are violated, judgment may be entered, and Plaintiff will obtain a Writ of Recovery upon filing of an affidavit establishing the violation and an Affidavit of Service. A request for the Writ must be made within 30 days of the violation of the agreement.

- Defendant/Tenant(s) shall vacate on or before _____ or a Writ of Recovery shall be issued upon request of Plaintiff and payment for the fee for a Writ.
- Court Administration shall automatically expunge this eviction record by _____ unless an Affidavit of Noncompliance of settlement agreement is filed. The parties agree and request the court to make a finding that the expungement is clearly in the interests of justice and those interests are not outweighed by the public’s interest in know about the record.
- Parties jointly request the court to allow Defendant or Defendant’s attorney to file an Affidavit of Compliance to immediately expunge this case without further hearing if Defendant substantially complies with this agreement or no Writ of Recovery issues within 30 days of the completion of the settlement.

- Plaintiff will not oppose expungement if Defendant complies with this agreement.
- Parties agree to amend the caption and the Minnesota Court's search party index to remove Defendant's name.
- Other: _____

I have read, understand, and agree to be bound by this Settlement Agreement:

**PRINT PLAINTIFF/LANDLORD
 NAME**

**PRINT DEFENDANT/TENANT(S)
 NAME**

 Signature of Owner/Agent/Attorney

 Signature

 Signature

 Date

 Date