

EVICTION HOLDOFF AGREEMENT

We (as owner) and you (as resident) agree that you still owe \$ _____ to fully pay the past due rent for the month(s) of _____, plus late fees, reimbursement for eviction filing fees and any other sums owed by you to us. You agree to make the following payments on the above delinquent sums, as follows:

Future Due Date	Amount	Date Paid	Received By
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Eviction filing and service not delayed. You agree that if the eviction process has been started by our giving you notice to vacate or by our filing an eviction lawsuit, our acceptance of partial payments does not and will not waive our right of eviction, and won't void any pending eviction lawsuit. You authorize us, in our sole discretion, to file the eviction lawsuit if it has not already been filed whether or not this agreement is in place.

Eviction judgment delayed. However, we agree to postpone any default judgment and to postpone the eviction trial or hearing as long as you comply with the above payment schedule exactly on time and as long as all future rents becoming due during the payout schedule are paid on time.

Eviction dismissed. We agree to dismiss the eviction proceedings when all past due rents are paid in full, according to the above schedule.

Collateral. You have or have not placed certain items of personal property with our representative as collateral for performance of this agreement. The property, if any, will be returned to you when all the terms of this agreement have been met. A list of such personal property is or is not attached to this agreement.

Eviction judgment. If payments are not made exactly on time according to the above schedule (whether or not you have given us collateral), we will be entitled to seek an eviction judgment. You agree to voluntarily move out immediately if you fail to make payments on time as set forth above. This agreement is not binding on owner unless all residents on the lease sign below.

Date _____	Resident _____
Date _____	Resident _____
Date _____	Resident _____
Date _____	Resident _____
Date _____	Resident _____
Date _____	Resident _____
Date _____	Owner's representative _____

Apartment name and unit number or street address of leased premises