# State of Minnesota District Court

**Judicial District: Fourth**

**Court File Number: 27-CV-HC- Case Type: Housing**

County of Hennepin

Name of Plaintiff (Landlord)

# vs.

**SETTLEMENT AGREEMENT**

Defendant(s) (Tenant)

# The parties have reached the following agreement:

* Parties agree to amend the caption and index to remove Defendant’s name
* 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
* 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 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 the following payment schedule:

**Payment will be made to and accepted by at .**

Name Location

|  |  |  |  |
| --- | --- | --- | --- |
| **Date Payment is Due** | **Time Due (if applicable)** | **Form of Payment (Money Order,**  **Certified Funds, etc.)** | **Amount Due** |
| **/ /** | **am / pm** |  | **$** |
| **/ /** | **am / pm** |  | **$** |
| **/ /** | **am / pm** |  | **$** |
| **/ /** | **am / pm** |  | **$** |
| **/ /** | **am / pm** |  | **$** |
|  | | | **Total: $** |

# This includes rent for the following months:

* No Writ of Recovery is requested at this time. This signed agreement serves as settlement.
* Defendant(s) shall vacate on or before or a Writ of Recovery shall be issued upon request of Plaintiff and payment of the fee for a Writ. There will be no notice to Defendant or hearing.
* If any payment is missed or other terms of the settlement are violated, a Writ of Recovery shall be issued upon request by Plaintiff and payment of the fee, and filing of an affidavit stating how the agreement was violated. There will be no notice to Defendant or hearing. A request for the Writ must be made within 30 days of the violation of the agreement.
* If a Writ of Recovery issues, Plaintiff may file an affidavit requesting costs and disbursements allowed by statute, and the court shall award a judgment against Defendant for allowable costs and disbursements.

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

**PRINT** Plaintiff’(s) **NAME PRINT** Defendant’(s) **NAME**

Signature of Owner/Agent/Attorney

Date

Signature Signature Date