

ATTORNEY OR PARTY WITHOUT ATTORNEY <i>(Name, state bar number, and address):</i> TELEPHONE NO.: _____ FAX NO. <i>(Optional):</i> _____ E-MAIL ADDRESS <i>(Optional):</i> _____ ATTORNEY FOR <i>(Name):</i> _____	FOR COURT USE ONLY CASE NUMBER: _____
SUPERIOR COURT OF CALIFORNIA, COUNTY OF STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME:	
PLAINTIFF: DEFENDANT:	
ORDER CONFIRMING APPOINTMENT OF RECEIVER AND PRELIMINARY INJUNCTION—RENTS, ISSUES, AND PROFITS	

ORDER CONFIRMING APPOINTMENT OF RECEIVER

1. The court on ex parte application appointed as receiver:
 - a. *(Name):*
 - b. On *(date):*
 - c. For the property described in Attachment 1 *(attach description)*.
2. A hearing on the *Ex Parte Order to Show Cause* was held as follows:
 Date: _____ Time: _____ Dept.: _____ Room: _____
3. The receiver has filed the receiver's oath as ordered by the court.
4. The receiver has filed a receiver's bond as ordered by the court *(check one)*:
 - a. No further bond is required. The previously filed bond shall remain in effect.
 - b. The receiver shall immediately file additional bond under Code of Civil Procedure section 567(b) for: \$ _____
5. **THE COURT ORDERS** that the appointment of the receiver is confirmed as specified in the *Ex Parte Order Appointing Receiver* filed on *(date)*:
6. **THE COURT ORDERS PLAINTIFF** to immediately file a Code of Civil Procedure section 529 bond (injunction undertaking) in the amount of: \$ _____

PRELIMINARY INJUNCTION

7. **THE COURT ORDERS DEFENDANT** to do the following:
 - a. Turn over property. Immediately turn over possession of the property described in Attachment 1 to the receiver when the appointment becomes effective, including any security deposits, prepaid rent, other rental or lease payments, and funds in property management bank accounts for the property.
 - b. Turn over related items. Immediately turn over to the receiver all keys, books, documents, and records relating to the property and advise the receiver of federal taxpayer identification numbers relating to the property.
 - c. **Insurance.**
 - (1) Immediately advise the receiver about the nature and extent of insurance coverage on the property;
 - (2) Immediately name the receiver as an additional insured on each insurance policy on the property; and
 - (3) DO NOT cancel, reduce, or modify the insurance coverage.

PLAINTIFF (Name): DEFENDANT (Name):	CASE NUMBER:
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7. d. **Restraints.** Refrain from

- (1) committing or permitting any waste on the property or any act on the property in violation of law or removing, encumbering, or otherwise disposing of any of the fixtures on the property;
- (2) demanding, collecting, or in any other way diverting or using any of the rents from the property;
- (3) interfering in any manner with the discharge of the receiver's duties under this order;
- (4) selling, transferring, disposing, encumbering, or concealing the property without a prior court order; and
- (5) doing any act that will impair the preservation of the property or plaintiff's interest in the property.

e. **Other** (specify):

8. **OTHER ORDERS** are specified in Attachment 8 are as follows (specify):

9. Number of pages attached: _____

Date:

JUDGE OF THE SUPERIOR COURT