

5 Day Notice to Pay Rent Or Quit

(Wisconsin Only Form)

From: _____ (Landlord)

To: _____ (Names of Tenants on Lease)
& All Other Occupants

_____ (Address of Rental Unit)

Dated: _____ (date of this notice)

By Certified Mail

Dear Tenant(s),

You are behind in the rent. **The total amount past due is \$**_____.

The total amount past due is for rent and late fees in the following months:

Year	Month	Rent	Late Fee

Per Wisconsin Statutes Sections 704.19(7)(c) & 704.21(1)(d), you will be deemed to have been served with this notice the second day after we mail it to you via certified mail.

Within 5 days of the date this notice is served upon you, you must either:

Option 1: Pay total amount past due in full. Please pay in the way you would normally pay your rent.

OR:

Option 2: Vacate the Premises

If you do not fully comply with this notice by either (1) paying the past due amount in full within the 5-day period, or (2) vacating the premises, your lease will be terminated, and we may initiate an eviction against you pursuant to Wisconsin Statutes Chapter 799.

Additionally, if you stay in the rental unit after your lease has been terminated, we may, on a daily basis, charge you with damages for failure to vacate the unit. In accordance with Wisconsin Statutes Section 704.27, those damages shall be, at a minimum, twice the daily rental value of the unit.

Thank you for your cooperation,

Landlord / Agent acting on behalf of landlord