

# 5 Day Notice to Correct Lease Violations 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 have violated the terms of your lease as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Describe actions which violated the lease, and list the lease terms violated)

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: Remedy the lease violation(s) listed above.**

**OR:**

**Option 2: Vacate the Premises**

If you do not comply with this notice within the 5-day period by either taking reasonable steps to remedy the lease violation(s) or vacating the premises, your

lease will be terminated, and we may initiate an eviction against 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,

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Landlord or Property Manager acting on behalf of landlord