WISCONSIN FIVE (5) DAY NOTICE TO COMPLY OR VACATE

TO TENANT(S):_____
AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED
AT:_____
City:_____, State: _____Wisconsin_____ Zip Code:_____

PLEASE TAKE NOTICE that you or others in possession of the premises have violated the terms and conditions of your rental agreement in the following manner:

☐   Violating the conditions or covenants of the lease agreement:
_____
_____

Remedy: You and all other occupants may remedy the above lease violation by doing the following:_____
_____
within _____days or your rental agreement shall terminate on_____

Total Balance Due: $_____. Any payments accepted on or after the date of this notice shall not waive this notice or any subsequent eviction, nor shall it create or reinstate tenancy.

If you and all other occupants do not comply or fail to move out and deliver possession of the premises by the termination date specified above, legal action may be taken to evict you from the premises and to recover all unpaid rent, costs for damages to the premises, if any, and any other remedies available under Wisconsin law.

THIS NOTICE IS IN ACCORDANCE WITH WI Stat § 704.17(2)(b).

Dated this _____ day of _____, 20____

_____   _____
(Signature of Landlord)   *(Landlord's Printed Name)*

_____
(Landlord's Address, City, State, Zip Code)

_____
(Landlord's Telephone Number)

**DECLARATION OF SERVICE OF
NOTICE TO COMPLY OR VACATE**

I, _____, declare:

1. I am now, and at all times mentioned herein, a citizen of the United States, resident of the State of _____, over the age of eighteen years. I make this declaration based on my own personal knowledge. I am competent to testify to the matters herein.

2. On _____, 20_____, at approximately _____ am/pm, I served a Notice to Comply or Vacate to the Premises located at:
_____, _____in the County of _____, Wisconsin by:

◯   a) personally handing a true and correct copy to _____, Tenant under
           the Lease, (hereinafter the "Tenant"); **OR**

◯   b) personally handing a true and correct copy to _____, a person of
           suitable age and discretion or a family member (at least 14 years of age), who was
           then resident therein, accepting same on behalf of the Tenant, and mailing a copy
           addressed to the Tenant; **OR**

◯   c) posting a copy of the Notice to Comply or Vacate in a conspicuous location at the
           premises, there being no competent persons or family members located on the
           premises and mailing a copy addressed to the Tenant.

I declare under penalty of perjury of the laws of the State of Wisconsin that the foregoing is true and correct.

DATED this _____day of _____, 20_____, in the city of_____, Wisconsin.

_____, Declarant

_____
(PRINT NAME)