WISCONSIN THIRTY (30) 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:

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.

**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

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](https://law.justia.com/citations.html)(3)(a).

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)