FIVE-DAY NOTICE TO PAY RENT OR VACATE

Wis. Stat. § 704.17(2)(a) | Waukesha County

Notice date (rent owed as of this date): _____

To tenant(s): _____

Rental premises: _____

City / Waukesha County: _____

Landlord name / authorized agent: _____

Address: _____

Phone: _____ **Tenant contact (optional):** _____

UNPAID RENT

Rent due date	Rent charged	Paid / credited	Unpaid rent

TOTAL RENT DUE: $ _____

DEMAND FOR PAYMENT OR POSSESSION

Under Wis. Stat. § 704.17(2)(a), the landlord requires payment of the total unpaid rent itemized above or surrender of the rental premises on or before the exact deadline below, which must be at least five days after this written notice is given.

Pay or vacate by (exact date): _____

Full payment of the rent demanded on or before the stated date cures this default. If the rent is not paid by that date, the tenancy terminates as provided by Wis. Stat. § 704.17(2)(a) and (4). If possession is not surrendered, the landlord may seek eviction through court proceedings.

STATUTORY RIGHTS AND COURT PROCESS

The balance consists solely of overdue periodic rent for the installments identified above. No late fees or other charges are asserted as amounts owed. The tenant retains all applicable rights and defenses, including those concerning an incorrect amount or payment or tender under Wis. Stat. § 704.17(4m).

This notice is not a judgment or writ. It does not authorize a lockout, utility interruption, seizure of belongings or physical removal. Recovery of possession requires lawful judicial process; Wisconsin Administrative Code ATCP 134.09(4) and (7) remains applicable.

_____ _____

Landlord / authorized agent signature **Date signed**

UNSWORN RECORD OF PERSONAL DELIVERY

Wis. Stat. § 704.21(1)(a)

Notice date: _____

Rental premises: _____

Tenant(s) named in the notice: _____

Payment or vacate deadline: _____

I personally delivered a complete copy of the identified notice, including every continued rent statement, to each recipient listed below at the stated place, date and time.

Recipient 1 (named tenant): _____

Actual delivery date: _____ Time: _____

Place of personal delivery: _____

_____

Recipient 2 (named tenant): _____

Actual delivery date: _____ Time: _____

Place of personal delivery: _____

_____

Recipient 3 (named tenant): _____

Actual delivery date: _____ Time: _____

Place of personal delivery: _____

_____

Additional facts personally observed: _____

_____

Delivery person (printed name): _____

Relationship to property owner: _____

_____ _____

Delivery person signature **Date signed**

Unsworn factual record; not an affidavit of service under Waukesha Civil Local Rule 6.7.