

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

**Notice to Quit  
or Pay Rent  
Five Day**

TO

Current occupant /

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

**FIVE DAY  
NOTICE TO PAY RENT OR VACATE PREMISES**

5 Day Notice Wis Statutes §704.17 (1) or (2)(a)

State of Wisconsin }  
Milwaukee County }

To: \_\_\_\_\_ **Et Al**  
\_\_\_\_\_  
\_\_\_\_\_

This notice terminates your tenancy and requires you to remove from the premises described in this notice on or before \_\_\_\_\_ unless you pay the unpaid rent of \$ \_\_\_\_\_, plus late fees which was due on \_\_\_\_\_ Description of premises:

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

Dated At \_\_\_\_\_ this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Owner/Agent

**Credit reporting.** We report delinquent accounts to credit bureaus which may affect your ability to obtain credit and or your ability to rent in the future.

**Double Rent.** Wisconsin law §704.27 provides that an owner can recover a minimum of twice the daily rent amount for the time the tenant remains in possession of the unit after expiration of this notice.

**Skipping out.** is against the law in Wisconsin. Statute 943.215: "*Absconding without paying rent. (1) Whoever having obtained the tenancy, as defined in s. 704.01 (4) of residential property he or she is entitled to occupy, intentionally absconds without paying all current and past due rent is guilty of a Class A misdemeanor.*"

Milwaukee Code of Ordinances 106-41: "*1. FRAUD PROHIBITED. No person shall intentionally abscond without paying rent that has been contractually agreed upon in a written rental agreement with a landlord.*" and "*4. PENALTY. Persons violating this section shall, upon conviction, forfeit not less than \$250 nor more than \$1,000 plus prosecution cost, or, in default of payment, may be imprisoned for not more than 40 days. In addition, the court may order such person to make full or partial restitution.*"