

WISCONSIN RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Parties:

Landlord: _____

Tenant(s): _____

Security Deposit:

Amount: _____

Held By (Landlord or Third Party): _____

Rent and Utilities:

Monthly Rent: _____ USD

Due Date: _____ Late Fee: _____

Utilities Paid By: _____

Occupants and Use:

Names of All Occupants: _____

Use of Premises: _____

Maintenance and Repairs:

Landlord's Responsibilities: _____

Tenant's Responsibilities: _____

Entry by Landlord:

Notice Requirements: _____

Alterations and Decorations:

Tenant May Not Make Without Written Consent: _____

Pets:

Allowed or Not Allowed: _____

If Allowed, Specify Restrictions: _____

Rules and Regulations:

Tenant agrees to comply with all building, housing, and health codes and all rules and regulations established by Landlord for the safety, care, and cleanliness of the Premises and the preservation of good order. Landlord shall provide Tenant with a copy of such rules and regulations, which may be amended from time to time with proper notice.

Termination and Renewal:

Either party may terminate this Lease by providing written notice at least the minimum period required by Wisconsin law. Renewal or extension of this Lease shall be in writing signed by both parties.

Default:

If Tenant fails to pay rent when due or breaches any other covenant of this Lease, Landlord may pursue all remedies available under Wisconsin law, including termination of tenancy and eviction.

Governing Law:

This Lease shall be governed by and construed in accordance with the laws of the State of Wisconsin.

Miscellaneous:

This Lease contains the entire agreement between the parties and may be amended only by a written document signed by both Landlord and Tenant. If any provision is found invalid, the remainder shall remain in full force and effect.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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