

# Wisconsin Lease Agreement

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This **Wisconsin Residential Lease Agreement** ("**Agreement**") is made on \_\_\_\_\_ by and between the following parties:

**Landlord**

**Tenant**

Landlord leases the residential premises located at

\_\_\_\_\_ ("**Premises**") to Tenant under the terms below.

## 1. Lease Term

The lease begins on \_\_\_\_\_ and ends on \_\_\_\_\_ ("**Lease Term**"). This Agreement ends at the end of the Lease Term unless the parties enter into a written renewal agreement or the tenancy continues as allowed by Wisconsin law.

## 2. Rent

Tenant shall pay rent of \$ \_\_\_\_\_ per month in advance on the \_\_\_\_\_ day of each month. Rent shall be paid to \_\_\_\_\_ at \_\_\_\_\_.

If rent is not paid when due, Tenant shall pay any late fee permitted by Wisconsin law and stated here: \$ \_\_\_\_\_. A late fee does not limit Landlord's right to pursue other lawful remedies for unpaid rent.

## 3. Security Deposit

Upon signing this Agreement, Tenant shall pay a security deposit of \$ \_\_\_\_\_. The security deposit is not rent and may not be used by Tenant as payment for the final month's rent without Landlord's written consent.

Landlord may withhold amounts from the security deposit only as permitted by Wisconsin law, including unpaid rent, unpaid utility charges for which Tenant is responsible, and damage beyond ordinary wear and tear. Landlord shall return the remaining deposit and provide any required written accounting within the time required by Wisconsin law after the tenancy ends.

Tenant's forwarding address is:

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#### **4. Occupancy and Use**

The Premises may be used only as a private residence by Tenant and the following authorized occupants:

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Tenant shall not use the Premises for unlawful activity, create a nuisance, damage the Premises, or allow conduct that materially interferes with neighbors' peaceful use of their homes.

#### **5. Landlord and Property Manager Information**

The person authorized to manage the Premises and receive notices, rent, and legal process is:

The owner or person authorized to receive service of process for the Premises is:

#### **6. Utilities and Services**

Tenant is responsible for payment of the following utilities and services:

Landlord is responsible for payment of the following utilities and services:

Tenant shall promptly place utilities in Tenant's name where required.

## 7. Condition of Premises

Tenant acknowledges receipt of the Premises in a clean and habitable condition, except as stated in the move-in condition report. Tenant shall complete and return the condition report within \_\_\_\_\_ days after taking possession.

Tenant shall keep the Premises reasonably clean and safe, properly dispose of waste, and promptly notify Landlord of conditions requiring repair. Tenant is responsible for damage caused by Tenant, occupants, guests, or pets, other than ordinary wear and tear.

## 8. Maintenance and Repairs

Landlord shall maintain the Premises as required by applicable law. Tenant shall not make alterations, repairs, install fixtures, change locks, paint, or otherwise modify the Premises without Landlord's prior written consent.

Tenant shall immediately report water leaks, electrical hazards, heating failures, suspected mold, pests, and other conditions that may cause damage or affect health or safety.

## 9. Landlord Entry

Landlord may enter the Premises at reasonable times and with the notice required by Wisconsin law to inspect, make repairs, supply agreed services, show the Premises to prospective tenants or purchasers, or for another lawful purpose. Notice is not required in an emergency or where Wisconsin law otherwise permits entry without advance notice.

## 10. Rules and Community Standards

Tenant shall comply with reasonable written rules provided by Landlord that apply to the Premises or property, provided the rules are lawful and do not materially change this Agreement without Tenant's written consent.

## 11. Pets

No pets are permitted on the Premises without Landlord's prior written consent. Any approved pet is subject to the following terms:

## 12. Smoking

Smoking, vaping, and use of combustible substances are permitted only in the following area(s):  
\_\_\_\_\_ on the Premises.

## 13. Assignment and Subletting

Tenant shall not assign this Agreement, sublet any portion of the Premises, or allow additional occupants to reside in the Premises without Landlord's prior written consent. Landlord shall act on a request for consent as required by Wisconsin law.

## 14. Default and Remedies

If Tenant fails to pay rent, materially breaches this Agreement, or violates a legal duty related to the tenancy, Landlord may provide any notice required by Wisconsin law and pursue lawful remedies, including termination of tenancy and recovery of possession through the court process.

Landlord shall not lock out Tenant, remove Tenant's property, discontinue essential services, or otherwise recover possession except as permitted by law.

## 15. Termination and Move-Out

Either party may terminate a periodic tenancy by giving the notice required by Wisconsin law. Tenant shall return possession of the Premises, all keys, access devices, and parking permits by the end of the tenancy.

Before moving out, Tenant shall remove personal property, dispose of waste, and leave the Premises reasonably clean. Tenant remains responsible for rent and other obligations until the tenancy lawfully ends.

## 16. Abandonment and Personal Property

If Tenant abandons the Premises or leaves personal property after the tenancy ends, Landlord may handle the Premises and personal property only as permitted by Wisconsin law. Tenant shall provide written notice before an extended absence when required by this Agreement or applicable law.

## 17. Notices

Any notice required under this Agreement shall be delivered personally, mailed, or otherwise given in a manner permitted by Wisconsin law.

Notices to Landlord shall be sent to the contact information in the Landlord and Property Manager Information clause. Notices to Tenant shall be sent to the Premises unless Tenant provides another written address.

## 18. Required Disclosures

Landlord has provided Tenant with all disclosures required by applicable federal, state, and local law. If the Premises were built before 1978, Landlord shall provide the required lead-based paint disclosure and informational materials before Tenant signs this Agreement.

Any known building code violations, utility charges, shared-meter arrangements, or other conditions requiring disclosure are stated here:

## 19. Governing Law

This Agreement is governed by the laws of the State of Wisconsin. Any dispute shall be brought in a court with proper jurisdiction and venue, unless the parties resolve it by another lawful written agreement.

## 20. Entire Agreement and Amendments

This Agreement and any signed written addenda are the entire agreement between the parties concerning the Premises. Any amendment must be in writing and signed by Landlord and Tenant.

If any provision is unenforceable, the remaining provisions remain effective to the extent permitted by law.

21. Acknowledgment

By signing below, the parties acknowledge that they have read, understood, and agreed to this Agreement.

Signatures

Landlord

Name

Date

Signature

\_\_\_\_\_

Tenant

Name

Date

Signature

\_\_\_\_\_



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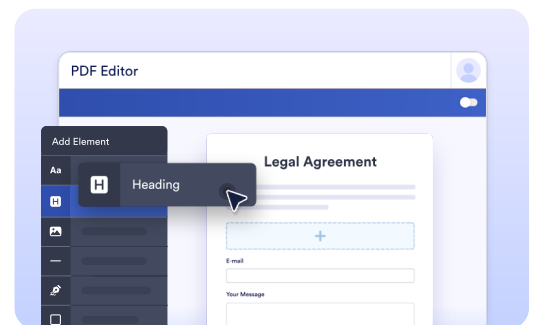
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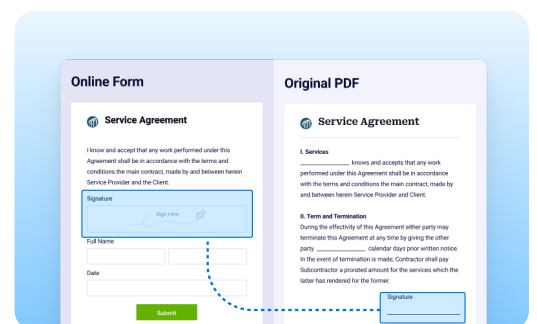
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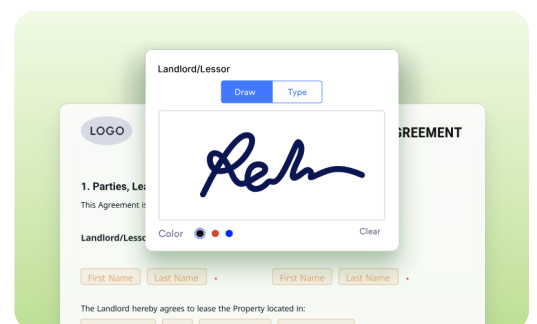
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