

Wisconsin Residential Lease Agreement

Prepared with Signathing. Roles: Landlord, Tenant.

1. Parties and premises

Landlord (name): _____

Tenant(s) (name): _____

Premises address: _____

The Landlord leases the Premises to the Tenant for residential use only. No more than the persons named in the application may live there without the Landlord's written consent.

2. Term

Lease starts (date): _____

Lease ends (date), or write month-to-month: _____

If the Tenant stays after the end date with the Landlord's consent and no new lease is signed, the tenancy continues month to month on the same terms, and either party may end it with 30 days' written notice.

3. Rent

Monthly rent (\$): _____

Due on the (day) of each month: _____

How rent is paid (check, transfer, portal): _____

Rent not received within five days after the due date carries a late fee as written here, if any. A returned payment is treated as unpaid rent plus the bank's returned-item cost.

Late fee after 5 days (\$, or 0): _____

4. Security deposit

Security deposit (\$): _____

Within 21 days after the tenancy ends, the Tenant leaves or a new tenant moves in, as the statute counts it, the Landlord delivers or mails the deposit with a written statement describing each item of damage or other claim and the amount withheld for it, and may not deduct for normal wear and tear.

Deposit held at (bank name, if the state requires a separate account): _____

5. Utilities and services

Paid by Landlord: _____

Paid by Tenant: _____

6. Condition, maintenance and repairs

Both parties complete a move-in inspection checklist within three days of the start date. The Tenant keeps the Premises clean and safe, reports needed repairs promptly, and pays for damage caused by the Tenant or guests. The Landlord keeps the structure, plumbing, heating, electrical and supplied appliances in working order and makes repairs within a reasonable time after notice.

A general form provided as a convenience by Signathing (AllContraX LLC), not legal advice, and not a claim that it complies with any law. Rules change and vary by state and city. Check the statute cited here, or ask a lawyer, before you rely on it. Wisconsin clauses follow Wis. Stat. 704.28, Wis. Stat. 704.19, Wis. Stat. 704.05(2), Wis. Stat. 704.14, Wis. Admin. Code ATPC 134.06, Wis. Admin. Code ATPC 134.09(2) as read on 2026-10-23.

7. Use, pets and smoking

Pets allowed (describe, or none): _____

Smoking:

Choices: Not permitted anywhere / Outdoors only / Permitted

No business that brings customers to the Premises, no illegal activity, and nothing that disturbs neighbors or voids the Landlord's insurance.

8. Entry

The Landlord gives at least 12 hours' advance notice and enters at reasonable times to inspect, repair or show the Premises, and needs no notice in a health or safety emergency, when the Tenant agrees to shorter notice, or when the Tenant is absent and entry is needed to protect the Premises from damage.

9. Ending the lease and default

Either party ends a month-to-month tenancy with at least 28 days' written notice, effective at the end of a rental period. If rent is unpaid or a term is broken, the Landlord gives the written notice Wisconsin law requires before ending the tenancy, and the Tenant is responsible for rent through the end of the term unless the Premises is re-rented sooner.

10. Other terms

Additional terms (or none): _____

This lease is the whole agreement. Changes must be in writing and signed by both parties. If a part is unenforceable, the rest stands. Each party has read and received a copy.

11. Disclosures

The Landlord initials each item below to confirm it was given to the Tenant with this lease, or marks it not applicable.

- ☐ Lead-based paint and hazards, for a building built before 1978, with the EPA pamphlet (42 U.S.C. 4852d)
- ☐ Name and address of the person who collects rent and manages the Premises and of the owner or a person authorized to accept legal process, in writing at or before signing (Wis. Admin. Code ATPC 134.04(1))
- ☐ Any known uncorrected building or housing code violation affecting the Premises, before signing or accepting a deposit (Wis. Admin. Code ATPC 134.04(2))
- ☐ Written notice of the Tenant's right to inspect and report existing damage by a deadline at least 7 days after move-in, and to request the list of charges against the prior tenant's deposit (Wis. Admin. Code ATPC 134.06(1))
- ☐ The statutory notice of domestic abuse protections (Wis. Stat. 704.14)

Cities and counties, including Madison and Milwaukee, may not add their own security deposit, inspection or tenant-information rules, so the state rules apply statewide (Wis. Stat. 66.0104).

Signatures

Landlord

Signature

Date

Printed name

Tenant

Signature

Date

Printed name