STATE OF WISCONSIN | CIRCUIT COURT SMALL CLAIMS | DANE COUNTY

_____

_____ Plaintiff,

– *VS* –

_____

_____ Defendant(s).

EVICTION STIPULATION

Case No._____

IT IS AGREED AND STIPULATED by all parties present as follows:

1. The back balance for purposes of the following calculation is $_____. Defendant(s) will make the following payments to the plaintiff:

   a. Regular monthly rent ($_____) by the _____ of each month until the back balance is paid in full.

   b. Additional payments:

   _____

   _____

   _____

   _____

   _____

   _____

2. Defendant(s) agree(s) to vacate the leased premises on or before the_____day of_____, _____. By vacating, tenants are not relieved of their obligations under the lease.

3. Other provisions:_____

If the defendant(s) fail to comply with any term of this stipulation, the plaintiff shall be entitled to a judgment of eviction without further notice to the defendant(s). The plaintiff shall file an affidavit of default with the Clerk of Court's office no more than 30 days after the default, specifying the stipulation term or terms violated, and shall obtain an immediate issuance of a writ of restitution to the Sheriff for removal from the premises. The plaintiff has a total of 30 days to file the affidavit of default, obtain the judgment of eviction and deliver the writ of restitution to the Sheriff.

Dated this_____day of_____, _____.

_____ Plaintiff

_____ Defendant

_____ Defendant

_____ Defendant

ORDER

BASED UPON THE ABOVE STIPULATION, IT IS HEREBY ORDERED that the stipulation is approved. Plaintiff shall be entitled to an ex parte judgment upon proper affidavit if the defendant(s) default as to ANY provision of the above stipulation.

☐ Mediation Services Used

BY THE COURT:

_____

CIRCUIT JUDGE/COURT COMMISSIONER