

Enter the name of the county in which this case was filed.

**STATE OF WISCONSIN, CIRCUIT COURT,  
MILWAUKEE COUNTY**

Enter the full names of Plaintiff/Landlord and Defendant/Tenant(s).

Plaintiff/Landlord Name:  
\_\_\_\_\_  
\_\_\_\_\_  
-vs-  
Defendant/Tenant(s) Name:  
\_\_\_\_\_  
\_\_\_\_\_

Enter the case number.

**Stipulation and Order to Enter  
Judgment of Dismissal  
(Eviction)  
Defendant(s) Will Move**

Case No. \_\_\_\_\_

The first cause of action is **DISMISSED** by the following agreement:

1. \_\_\_\_\_ [name] Defendant/Tenant(s) will move out by \_\_\_\_\_ [date] at \_\_\_\_\_ [time]  a.m.  p.m.

\_\_\_\_\_ [name] Defendant/Tenant(s) must also (check all that apply):

A. Return the keys to \_\_\_\_\_ [name] Plaintiff/Landlord on \_\_\_\_\_ [date] at \_\_\_\_\_ [time]  a.m.  p.m.

B. Notify \_\_\_\_\_ [name] Plaintiff/Landlord that they have moved out by phone or text at: \_\_\_\_\_ or by email at: \_\_\_\_\_

2. \_\_\_\_\_ [name] Defendant/Tenant(s) will pay \_\_\_\_\_ [name] Plaintiff/Landlord the agree amount of \$ \_\_\_\_\_ for all past due rent, assessments, court costs, and other amounts due.

\_\_\_\_\_ [name] Defendant/Tenant(s) will make payments according to the schedule below (check A or B):

A. \$ \_\_\_\_\_  monthly  every two weeks  every week  
Beginning on \_\_\_\_\_ [date] and continuing until paid in full on \_\_\_\_\_ [date]. **See table below.**

Fill Out 2 only if the parties agree Defendants will pay money in addition to moving. Otherwise leave it blank. In 2., enter the total amount the parties agree is owed. Check 2A or 2B to show how the money will be paid back. Include any other agreed

terms like method of payment, the address where payment will be sent, etc. In Section 3.

For 3, check either A or B. If 3A, describe the other agreement made between the two parties. **Note:** If there is additional information about the agreement, check the box and attach additional pages to this document.

	Amount	Due Date	Description		Amount	Due Date	Description
1.	\$			7.	\$		
2.	\$			8.	\$		
3.	\$			9.	\$		
4.	\$			10.	\$		
5.	\$			11.	\$		
6.	\$			12.	\$		

B. The total amount on or before \_\_\_\_\_ [date].

3. **Other Agreement**

A. We have made the following other agreements:

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

**See attached** for additional information.

If either party does not or cannot comply with the terms of this agreement, either party may file a written request with the court for a hearing.

B. No other agreements have been made.

4. If \_\_\_\_\_ [name] Defendant/Tenant(s) violated the terms of the stipulation by not moving out before the agreed date, \_\_\_\_\_ [name] Plaintiff/Landlord will send a letter to \_\_\_\_\_ [name] Defendant/Tenant(s) through certified and regular mail documenting the fact that the tenant missed the move out date.  
The letter will also let \_\_\_\_\_ [name] Defendant/Tenant(s) know they intend to go to court and ask for a court order for eviction. \_\_\_\_\_ [name] Plaintiff/Landlord will choose a date/time at least seven days after the mailing when they plan to go to court to get the order for eviction (Writ of Restitution) and will include the date and time they will go to court.

As to the **Second and Third Causes of Action** (back rent and other money):

1. This case is scheduled for a hearing to decide the money part of the case (back rent and other costs) on [choose date 8 weeks after move out date]

Date \_\_\_\_\_ Time 3:00 p.m.

Before \_\_\_\_\_ Small Claims Court Commissioner

Location \_\_\_\_\_ Milwaukee County Courthouse, Room 400  
\_\_\_\_\_ 901 North 9<sup>th</sup> Street, Milwaukee, WI 53223

**OR**

2. Dismissed per the above stipulation.

If the \_\_\_\_\_ [name] Defendant/Tenant(s) fails to follow the terms of this stipulation, \_\_\_\_\_ [name] Plaintiff/Landlord shall vacate the dismissal and schedule further proceedings date before a Court Commissioner.

Have the Plaintiff(s) sign **and** print his/her name.

Enter the date on which the plaintiff(s) signed his/her name.

**Note:** This signature does not need to be notarized.

▶ \_\_\_\_\_  
Plaintiff/Landlord's Signature

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Address

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Telephone Number                      Date

Have the Defendant(s) sign and print his/her name.  
Enter the date on which the defendant(s) signed his/her name.

**Note:** This signature does not need to be notarized

▶ \_\_\_\_\_  
Defendant/Tenant's Signature

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Address

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Telephone Number                      Date

▶ \_\_\_\_\_  
Defendant/Tenant's Signature

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Address

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Telephone Number                      Date