

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

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

Enter the case number.

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

Plaintiff/Landlord Name:

-vs-

Defendant/Tenant(s) Name:

**Stipulation and Order to Enter
Judgment of Dismissal
(Eviction)
Defendant(s) Will Pay & Stay**

Case No. _____

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

- _____ [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. Payments will be made monthly every two weeks every week other
 Beginning on _____ [date] and continuing until paid in full on _____ [date]. **See table below.**

In 1., enter the total amount the parties agree is owed. Check 1A or 1B 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, tec. In Section 5.

	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]

2. _____ [name] Defendant/Tenant(s) are staying in the unit. They must make the arrearage, fee, and/or rent payments as listed above.

3. If _____ [name] Defendant/Tenant(s) make all the payments listed in Section 1, this case will be dismissed and _____ [name] Defendant/Tenant(s) can stay in the property.

4. If _____ [name] Defendant/Tenant(s) violate the terms of this stipulation by missing a payment, the court will enter (check all that apply):

- A. A judgment for eviction and issue a writ of restitution. (if Defendant/Tenant(s) are still in the property).
 immediately (meaning the sheriff can evict Defendant/Tenant(s) right away when the judgment for eviction is entered, OR
 only after _____ [number] days (meaning the sheriff must wait that number of days after the judgment for eviction is entered to evict Defendant/Tenant(s)).

B. A money judgment against Defendant/Tenant(s) for the agreed amount of \$ _____ minus any payments made.

5. 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.

6. If _____ [name] Defendant/Tenant(s) violated the terms of the stipulation by missing a payment, _____ [name] Plaintiff/Landlord will send a letter to _____ [name] Defendant/Tenant(s) through certified and regular mail documenting the overdue payment (how much it was and when it was due). 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.

In 4A, if you checked the second box, write in the number of days you agree on.

The amount in 4B does not have to be the same as what is in section 1.

For 5, check either A or B. If 5A, 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.

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

1. DISMISSED through the stipulation above.
2. If the _____ [name] Defendant/Tenant(s) fails to follow the terms of this stipulation, _____ [name] Plaintiff/Landlord will file an Affidavit of Noncompliance and schedule a court date with Court Commissioner to cancel the dismissal.

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

THE COURT ORDERS

Based upon the foregoing Stipulation and upon all the files, records and proceedings, herein, IT IS HEREBY ORDERED that all the terms outlined above are incorporated in the Order.

▶ _____
Circuit Court Commissioner

Date