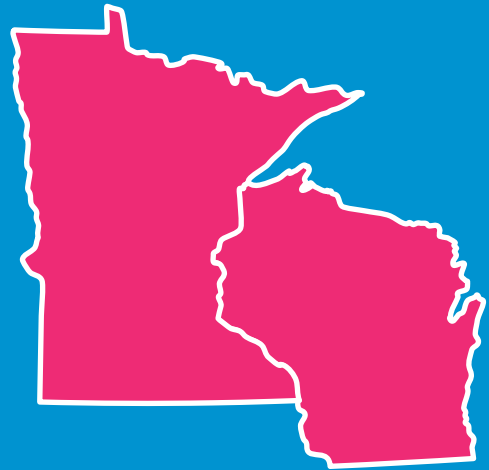


IMPORTANT MINNESOTA VS. WISCONSIN RENTAL LAWS

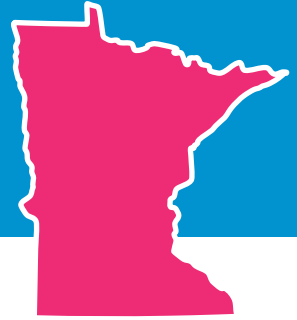


	MINNESOTA	WISCONSIN
Required Notice of Entry	24 Hours	12 Hours
Security Deposit Interest	1%	None
Max Late Fee	8%	5%
Time Required to Escrow Rent	14 Days	None
Deadline to Return Security Deposit	21 Days	21 Days
Required Notice to Terminate M2M	1 Month	28 Days
Required Notice to Increase Rent M2M	1 Month	28 Days
Max Security Deposit	None	1 Month's Rent



RentersWarehouse.com | 952-470-8888

MINNESOTA RENTAL LAWS BY THE NUMBERS



24 Hours – Landlords must give at least 24 hours notice before entering the rental property for reasonable business. That time frame can be shorter if the tenant gives the OK, or in an emergency situation.

1 % – A tenant's security deposit accrues 1% simple interest over the term of the lease.

8% – Late fees cannot exceed 8% of the monthly rent.

3 Days – Any tenant that vacates a rental property on a day other than the end date of the tenancy between November 15 and April 15 must give their landlord 3 days notice that they are moving so the landlord can take the necessary steps protect the property from cold weather. Failure to do so is a misdemeanor.

7 Days – When filing an eviction action, a landlord must have someone else “serve” the tenant with a summons at least 7 days before the court date.

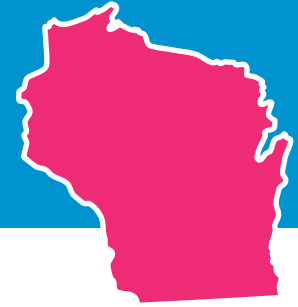
14 Days – Landlord has 14 days from the date a maintenance request is received to complete all repairs. If repairs are not completed within this time frame, the tenant may file a rent escrow action against the landlord.

21 Days – Time allotted to return tenant's security deposit after the move-out date. Deductions can be made from the deposit, but they must be provided to the tenant in a written, itemized statement.

28 Days – If a tenant abandons rented premises, the landlord must store and care for all personal property of the tenant for at least 28 days after receiving notice of the abandonment or it reasonably appears the tenant has abandoned the premises before disposing such personal property.

1 Rental Period (Month) – Landlords may raise the rent of a tenant on a month-to-month lease by giving at least 1 month's written notice. Landlords and tenants may both terminate a month-to-month lease by giving at least 1 month's notice as well.

WISCONSIN RENTAL LAWS BY THE NUMBERS



12 Hours – Landlords must give at least 12 hours notice before entering the rental property. That time frame can be shorter if the tenant gives the OK, or in an emergency situation.

5% - Late fees cannot exceed 5% of the monthly rent.

5 Days – Tenants in a term lease who fail to pay rent, violate the lease, or cause property damage may be issued a 5-Day notice from their landlord. If the tenant pays the rent within 5 days, the tenancy continues; if not, the tenant has to vacate.

7 Days – Tenants must be allowed 7 days from the start date of the lease to inspect the property for previous damages. Tenants are to be given an inspection form to complete during this time and keep a copy for their records.

14 Days – Tenants who previously have been given a 5-Day notice and who fail to pay rent on time again during the remainder of the lease may be issued a 14-Day notice of termination. This notice requires the tenant to leave the property and DOES NOT allow the tenant to continue tenancy even if past due payments are made.

15-30 Days – Tenants in a term lease must be reminded at least 15-30 days in advance of the landlord automatically renewing or extending the lease.

21 Days – Time allotted to return tenant's security deposit after the move-out date. Deductions can be made from the deposit, but they must be provided to the tenant in a written, itemized statement. WI does not require any security deposit interest to be returned to the tenant along with the deposit.

28 Days – Landlords may raise the rent of a tenant on a month-to-month lease by giving at least 28 days written notice. There is no limit to the rent increase amount. Landlords and tenants may both terminate a month-to-month lease by giving at least 28 days notice as well.