

Notice from Landlord to Tenant-Termination for Failure to Pay Rent

To: _____
Tenant's Name

Address

City, State, Zip Code

From: _____

Date: _____

You are hereby notified that you are indebted to me in the sum of \$ _____ for the rent and use of
(insert amount owed by Tenant)
the premises located at _____, Florida, now occupied by you and that
(insert address of premises, including county)

I demand payment of the rent or possession of the premises within three days (excluding Saturday, Sunday and legal holidays) from the date of delivery of this notice to-wit: on or before the _____ day of _____, 20____.
(insert the date which is three days from the delivery of this notice, excluding the date of delivery, Saturday, Sunday and legal holidays)

Signature

Name of Landlord /Property Manager

Address (street address where Tenant can deliver rent)

City, State, Zip Code

Phone Number

Hand delivered on _____

Posted on _____

Approved for use under Rule 10-2.1(a) of the Rules Regulating The Florida Bar	This form was completed with the assistance of:
The Florida Bar 2010	Name: _____
	Address: _____
	Telephone Number: _____

NOTE: This notice may be delivered by mail or by delivering a copy to the dwelling unit, or, if the Tenant is absent from the dwelling unit, by leaving a copy thereof at the dwelling unit.

If the Tenant fails to pay rent when due and the default continues for three (3) days (excluding Saturday, Sunday, and legal holidays) after delivery of written demand by the Landlord for payment of the rent or possession of the premises, the Landlord may terminate the rental agreement. This written demand is a prerequisite to an action to evict the Tenant or recover past due rent. Your written rental agreement may have allowed for a longer period than three days and should be reviewed.

SOURCE: Section 83.56(3) and (4), Florida Statutes (2007).

FORM NOTES ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT COMPLETELY DESCRIBE REQUIREMENTS OF FLORIDA LAW. YOU SHOULD CONSULT AN ATTORNEY AS NEEDED.

Nonlawyer Disclosure

Instructions to Licensee: Before you begin to complete the next form, you must give this nonlawyer disclosure to the landlord or tenant for whom you are filling in the blanks. (If you are filling in the blanks for both landlord and tenant, complete two nonlawyer disclosures and give one to each.)

1. Insert your name in the first 5 blank "Name" spaces and **sign** below.
2. Have the landlord or tenant whom you are assisting complete the provision regarding her/his ability to read English, and have her/him **sign** below.
3. Give this completed disclosure to the landlord or tenant, as appropriate. Keep a copy of this completed disclosure and all forms you give to the landlord or tenant in your files for at least 6 years.

_____ told me that he/she is a nonlawyer and may not give legal
 (Name)
 advice, cannot tell me what my rights or remedies are, cannot tell me how to testify in court, and cannot represent me in court.

Rule 10-2.1(b) of the Rules Regulating The Florida Bar defines a paralegal as a person who works under the supervision of a member of The Florida Bar, an out-of-state lawyer engaged in the authorized practice of law in Florida, or a foreign lawyer engaged in the authorized practice of law in Florida, and who performs specifically delegated substantive legal work for which the supervising lawyer is responsible. Only persons who meet the definition may call themselves paralegals. _____ informed me that he/she is
 (Name)
 not a paralegal as defined by the rule and cannot call himself/herself a paralegal.

_____ told me that he/she may only type the factual information
 (Name)
 provided by me in writing into the blanks on the form. Except for typing, _____
 (Name)
 may not tell me what to put in the form and may not complete the form for me. However, if using a form approved by the Supreme Court of Florida, _____ may ask me factual questions to fill in
 (Name)
 the blanks on the form and may also tell me how to file the form.

Landlord or Tenant:

_____ I can read English.
 _____ I cannot read English but this notice was read to me by _____
 (Name)
 in _____ which I understand.
 (Language)

 Landlord or Tenant signature

 Licensee signature

 Landlord or Tenant signature