



THE LAKES HOMEOWNERS' ASSOCIATION, INC.

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LANDLORD DISCLOSURE SUMMARY FOR THE LAKES HOMEOWNERS' ASSOCIATION, INC.

Pursuant to Florida Statute effective July 1st, 2010, the Association has the right to request tenants to pay a portion or all of their monthly RENT towards the future monetary obligations and/or assessments on the below referenced property directly to the Association, if at any time the property becomes delinquent with a portion of their maintenance dues. If the delinquent amount is less than the amount the tenant is obligated to pay for RENT, the tenant must pay the difference to the landlord. Such demand will continue until the Association releases the tenant or tenant terminates the tenancy.

Pursuant to section 720.3085(8), Florida Statutes:

(8)(a) "If the parcel is occupied by a tenant and the parcel owner is delinquent in paying any monetary obligation due to the association, the association may demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all the monetary obligations of the parcel owner related to the parcel have been paid in full to the association and the association releases the tenant or until the tenant discontinues tenancy in the parcel."

"A tenant is immune from any claim by the parcel owner related to the rent timely paid to the association after the association has made written demand."

(8)(2)(d) "The association may issue notice under s. 83.56 and sue for eviction under ss. 83.59-83.625 as if the association were a landlord under part 11 of chapter 83 if the tenant fails to pay a monetary obligation. However, the association is not otherwise considered a landlord under chapter 83 and specifically has no obligations under s. 83.51."

As a landlord of the property below described, I understand in the event I become delinquent in my Association dues, my tenant will be immediately required to pay a portion or all the monthly rent directly to the Association. Furthermore, I understand that failure to comply could and will result in tenant eviction.

I understand that the Association retains the right to send my account to a collections attorney to recover any unpaid portion of my dues. I understand that once my account is turned over to the attorney, I will become responsible for all attorney's fees and costs incurred in addition to all other past due obligations. Furthermore, this may result in a lien placed against the below described property with the possibility of the foreclosure of same property.

Property Address: _____

Landlord/Owner #1 Signature: _____ Date: _____

Landlord/Owner #2 Signature: _____ Date: _____

STATE OF FLORIDA)
COUNTY OF BROWARD)

Sworn and subscribed before me this _____ day of _____ 20____

_____ (Notary Public)