



THE LAKES HOMEOWNERS' ASSOCIATION, INC.

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

Pursuant to Florida Statute effective July 1st, 2010, If at any time the property below referenced becomes delinquent with a portion or all of their maintenance dues, the Association has the right to request tenants to pay directly to the Association a portion or all of their monthly RENT towards any monetary obligations and/or assessments on such property. 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. Furthermore, such demand will be continuing in nature until the Association releases the tenant or tenant terminates the tenancy. The Association shall have the authority to sue for eviction under the Landlord/Tenant Act if the tenant fails to comply with the Association demand for payment.

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 Tenant of the property below described, I understand that upon receipt of notification from the Association, I will be immediately required to pay a portion or my entire rent directly to the Association. Furthermore, I understand that failure to comply could and will result in eviction.

Property Address: _____

Tenant #1 Signature: _____ Date: _____

Tenant #1 Name: _____ Phone Number: _____

Tenant #2 Signature: _____ Date: _____

Tenant #2 Name: _____ Phone Number: _____

STATE OF FLORIDA)
COUNTY OF BROWARD)

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