

FLORIDA EVICTION NOTICE

THREE DAY NOTICE TO PAY RENT OR DELIVER POSSESSION

TO: (All Occupants in Possession)

DATE: _____

ADDRESS: _____

YOU ARE HEREBY NOTIFIED THAT YOU ARE INDEBTED TO US IN THE SUM OF:

\$ _____

FOR THE RENT AND USE OF THE ABOVE REFERENCED PREMISES IN _____ COUNTY, FLORIDA, NOW OCCUPIED BY YOU AND THAT WE DEMAND PAYMENT OF SAID RENT OR THAT YOU SURRENDER POSSESSION OF THE SAID PREMISES WITHIN THREE (3) DAYS (EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS) FROM THE DATE OF DELIVERY OF THIS NOTICE:

ON OR BEFORE THE _____.

YOU FAILURE TO COMPLY WITH THIS NOTICE MAY RESULT IN EVICTION PROCEEDINGS BEING INSTITUTUED AGAINST YOU PURUSANT TO SECTION 83 FLORIDA STATUTES. WE WILL RETAKE POSSESSION OF YOUR ACCOUNT IN THE EVENT YOU VACATE OR ARE EVICTED. YOU WILL BE HELD LIABLE FOR PAST DUE RENT, AND, FUTURE RENT DUE UNDER THE FULL TERM OF YOUR RENTAL AGREEMENT MINUS ANY RENT RECEIVED FROM RERENTING THE PREMISES, ANY CHARGES DUE UNDER THE TERMS OF YOUR RENTAL AGREEMENT, DAMAGES TO THE PREMISES, ATTORNEYS' FEES AND COURT COSTS.

(Owner/agent/property manager Signature and Printed Name)

(Telephone Number)

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served this notice, of which this is a true copy, on the above mentioned tentant(s) in possession in the manner indicated below on _____ 20__, at _____ a.m./p.m. by:

_____ Personal Delivery

_____ Posting in a conspicuous place on the premises as tenant was absent from usual place of abode.

Landlord/Agent/Property Manager

Print Name/Tel: _____

Form on notice in blank provided to owner or agent by:
LAW OFFICE OF CHRISTOPHE FIORI PLLC
(813) 333-1660 | www.chrisfiori.com

3 DAY NOTICE INSTRUCTIONS

“A Proper Three Day Notice is Crucial to a Successful Eviction Action”

- _____ **Address notice** to ALL adult occupants (full names, first and last, not Ms., Mr., etc.) including those who have moved out during the lease term, or who may have established tenancy. A full and complete address is necessary, i.e., Unit A or B, Left or right side, main house, upstairs, etc. **DO NOT FORGET THE COUNTY.**
- _____ **Date the notice** on the day you are serving it.
- _____ **Fill in the exact, undisputed amount of RENT owed.** Only in certain circumstances can you add late charges to the notice amount.
- _____ **Fill in the expiration day** “on or before _____”
You do not count the day of delivery and it will expire on the third business day, excluding Sat., Sun., and legal holidays from date of delivery, i.e., deliver Monday, expires Thursday. Deliver Wednesday, expires Monday. (Unless a holiday in between).
- _____ **Fill in your complete name and address.** If you are an agent, sign as agent and put your company’s name in.

Posting the Notice – copy your notice and put original in your file. Take copy and serve by posting on the door (if no one is home) or hand deliver in person. Do not serve to anyone except an adult who is over 15 and resides at the property. **Never serve to guests, children or babysitters.**

When you return to your home or office fill out the “Certificate of Service” on your original notice describing how and to whom the notice was served.

If you are unable to serve the notice yourself (perhaps because you live out of town or simply prefer not to confront the tenant), your agent (property manager or a Process Server may do so. Call us for assistance or more information.

If you plan to mail the notice you must allow 5 additional days for mail time.

NOTE: IF YOUR TENANT TRIES TO PAY THE FULL AMOUNT OF RENT OWED PRIOR TO THE EXPIRATION OF THE 3 DAY NOTICE, YOU MUST ACCEPT THE RENT. IF YOU ACCEPT A PARTIAL PAYMENT, RE-SERVE A THREE-DAY NOTICE FOR THE BALANCE OWED.

Have a question? Call (813) 333-1660 or visit www.chrisfiori.com

CHRISTOPHE FIORI
EVICITION ATTORNEY

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