

3-DAY NOTICE TO PAY RENT
DEFAULT OF RESIDENTIAL LEASE AGREEMENT

TO:

AND ALL OTHERS IN POSSESSION OF THE FOLLOWING DESCRIBED PREMISES,

ADDRESS:

FROM:

DATE:

Pursuant to §83.20 (2), Florida Statutes, you are hereby notified that you are indebted to _____ for past due rent in the amount of \$_____, exclusive of interest for the rent and use of the premises described above, now occupied by you, and that _____ demands possession of the premises or full payment of rent within three (3) days (excluding Saturday, Sunday and legal holidays) from the date of delivery of this notice, to wit: on or before _____.

LANDLORD \ MANAGER SIGNATURE

PRINT NAME

ADDRESS

I hereby certify that the above was:

or _____ delivered to _____ by hand
or _____ posted on the premises described above in the tenant's absence,

on _____, 20__ at _____

by _____.

INSTRUCTIONS FOR FILLING OUT A 3-DAY NOTICE

TO: **1**

ADDRESS: **2**

FROM: **3**

DATE: **4**

Pursuant to §83.20 (2), Florida Statutes, you are hereby notified that you are indebted to _____ **3** for past due rent in the amount of \$ _____ **5**, exclusive of interest for the rent and use of the premises described above, now occupied by you, and that _____ **3** demands possession of the premises or full payment of rent within three (3) days (excluding Saturday, Sunday and legal holidays) from the date of delivery of this notice, to wit: on or before _____ **4**.

1. List the full names of each tenant currently in the property.

2. Make sure you put the COMPLETE address, including city, state and zipcode. **MAKE SURE** the type of road is correct. If it is a Street, use Street. If it is an Avenue, use Avenue. If you are wrong, the Sheriff may not remove your tenant.

3. The full name of the person authorized to issue a 3 Day Notice. This can be the property owner, or a manager with authority to act on the owner's behalf.

4. Use the guide below for filling in the correct date (This is fatal to your eviction if it is wrong).

5. DO NOT include any monies owed for anything other than rent (i.e. NO late fees, bad check fees, deposit, electric, water, etc...)

If you use a physical address for YOUR address within the county you are evicting the tenant from:

Hand deliver the notice to the tenant **3** days
(exclude the date of delivery, Saturday, Sunday and legal holidays)

Post the eviction on the door **3** days
(exclude the date of delivery, Saturday, Sunday and legal holidays)

Serve the notice by mailing a copy to the tenant **8** days
(Exclude the date of mailing, but INCLUDES weekends and holidays)

If you use a P.O. Box or an out of county address for YOUR address (i.e. if you live in Duval County and are evicting a tenant in Hillsborough County):

Hand deliver the notice to the tenant **8** days
(Exclude the date of delivery, but INCLUDES weekends and holidays)

Post the eviction on the door **8** days
(Exclude the date of delivery, but INCLUDES weekends and holidays)

Serve the notice by mailing a copy to the tenant **13** days
(Exclude the date of delivery, but INCLUDES weekends and holidays)

SOME JUDGES WILL DISMISS YOUR CASE IF YOU DO NOT FOLLOW THESE GUIDELINES