

# Disclosure to Supreme Court Forms Approved for Completion by Nonlawyers

FLORIDA ASSOCIATION OF REALTORS®



## INSTRUCTIONS:

1. **Licensee:** Give this disclosure to the Landlord prior to your assisting with the completion of the forms necessary for action regarding a particular dispute. As the person assisting with the completion of the attached form, insert your name in the first 5 blank (Name) spaces below. After the Landlord reads the disclosure, sign this form, give a copy to the Landlord, and retain a copy for your files.

When assisting in the completion of the attached form, be sure to fill in your name, address, and telephone number in the box at the end of the form.

Also, check with the clerk of the court for the circuit in which the property is located for any supplemental instructions regarding use of the forms in that circuit.

2. **Landlord:** Read this disclosure, check the applicable provision regarding whether you can read English, and sign the form. Retain a copy of this form for your files.

## DISCLOSURE:

\_\_\_\_\_ told me that he/she is not a lawyer and may not give legal advice or represent me in court.  
(Name)

\_\_\_\_\_ told me that he/she may only help me fill out a form approved by the  
(Name)

Supreme Court of Florida. \_\_\_\_\_ may only help me by asking me factual questions to fill in the form.  
(Name)

\_\_\_\_\_ may also tell me how to file the form.  
(Name)

\_\_\_\_\_ told me that he/she is not an attorney and cannot tell me what my rights or remedies are or how to testify in court.  
(Name)

## Landlord:

\_\_\_\_\_ I can read English.

\_\_\_\_\_ I cannot read English but this notice was read to me by \_\_\_\_\_  
(Name)

in \_\_\_\_\_ .  
(Language)

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Licensee

\_\_\_\_\_  
Date

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**Notice from Landlord to Tenant - Termination for Non-Compliance Other than Failure to Pay Rent**  
FLORIDA ASSOCIATION OF REALTORS®



Tenant's Name and Address:

Dear \_\_\_\_\_ :  
(Tenant's Name)

You are hereby notified that you are not complying with your lease in that

\_\_\_\_\_ (insert noncompliance)

Demand is hereby made that you remedy the noncompliance within seven days of receipt of this notice or your lease shall be deemed terminated and you shall vacate the premises upon such termination. If this same conduct or conduct of a similar nature is repeated within twelve months, your tenancy is subject to termination without your being given an opportunity to cure the noncompliance.

\_\_\_\_\_  
Landlord's Name

\_\_\_\_\_  
Landlord's Address

( \_\_\_\_\_ ) \_\_\_\_\_  
Landlord's Phone Number

NOTE: Lease violation which entitle the landlord to sent this Notice include having or permitting unauthorized pets, unauthorized guests, or unauthorized vehicles; parking in an unauthorized manner or permitting such parking; failing to keep the premises clean and sanitary; or other activities not permitted by the lease.

Under some situations, such as the tenant's intentional destruction of property of the landlord or other tenants, the landlord may be able to terminate the lease without giving the tenant an opportunity to remedy. For the notice necessary to terminate the lease under these circumstances, see Florida Statute 83.56(2)(a).

The delivery of this written notice may be by mailing or delivery of a true copy to the premises, or, if the Tenant is absent from the premises, by leaving a copy of the notice at the premises.

This written notice must be delivered, and the seven day time period must run, prior to any termination of the lease or any lawsuit for eviction.

SOURCE: Section 83.56(2)(b), Florida Statutes (1990)

Approved for use under rule 10-1.1(b) of the Rules Regulating The Florida Bar.

This form was completed with the assistance of:

Name: \_\_\_\_\_ Telephone Number: ( \_\_\_\_\_ ) \_\_\_\_\_

Address: \_\_\_\_\_