

Disclosure to Supreme Court Forms Approved for Completion by Nonlawyers

FLORIDA ASSOCIATION OF REALTORS®



INSTRUCTIONS:

- Licensee:** Give this disclosure to the Tenant 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 Tenant reads the disclosure, sign this form, give a copy to the Tenant, 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.

- Tenant:** 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
(Name)

form. _____ 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)

Tenant:

_____ I can read English.

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

in _____ .
(Language)

Tenant

Date

Licensee

Date

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Notice from Tenant to Landlord - Termination for Failure of Landlord to Maintain Premises as Required by Florida Statute 83.51(1) or Material Provisions of the Rental Agreement

FLORIDA ASSOCIATION OF REALTORS®



Landlord's Name and Address:

Re: Seven Day Notice of Noncompliance to Landlord

Dear _____ :
(Landlord's Name)

This is to inform you that you are not maintaining my apartment as required by Florida Statute 83.51(1) and our lease agreement. If you do not complete the following repairs in the next seven days I will terminate the lease, move out, and hold you responsible for any damages resulting from the termination: (list Landlord's violations)

Tenant's Name

Tenant's Address, Unit Number

(_____) _____
Tenant's Phone Number

NOTE: Tenant should carefully review Section 83.51(1) Florida Statutes and the lease and should ensure that the violation in this notice do, in fact, exist. The tenant's right to terminate the lease exists only after giving the notice and if the landlord fails to make the required repairs. Section 83.51(1) provides as follows:

83.51 Landlord's obligation to maintain premises.

(1) The landlord at all times during the tenancy shall:

- (a) Comply with the requirements of applicable building, housing, and health codes; or
- (b) Where there are no applicable building, housing, or health codes, maintain the roofs, windows, screens, doors, floors, steps, porches, exterior walls, foundations, and all other structural components in good repair and capable of resisting normal forces and loads and the plumbing in reasonable working condition. However, the landlord shall not be required to maintain a mobile home or other structure owned by the tenant.

The landlord's obligation under this subsection may be modified by the lease in the case of a single family home or duplex.

SOURCE: Section 83.56, 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: _____	