

THREE DAY NOTICE TO PAY RENT OR GIVE POSSESSION

_____ and any persons residing at:

Dear Tenant(s):

YOU ARE HEREBY NOTIFIED that you are indebted to me for the sum of \$ _____ for rent and use of the premises stated above, in the County of _____, State of Florida, now occupied by you, and that I demand payment of the rent or possession of the premises within three (3) days (**DO NOT** include the date of delivery, Saturday, Sunday and legal holidays) from the date of delivery of this notice, to wit; on or before the ____ day of _____, 20____.

Signature: _____
Printed Name: _____
Address: _____
City, State, Zip: _____
Phone Number: _____

Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under the laws of your State, territory, locality, or tribal area, or under Federal law. Learn the steps you should take now: visit www.cfpb.gov/eviction or call a housing counselor at 800-569-4287.

The above Disclosure is provided to you by Federal Law. It does not mean you are automatically protected from eviction. Only the court may determine if you are protected under the Federal Rule.

A true copy of this notice was served upon the tenant this ____ day of _____, 20____, by:

() HAND DELIVERED () POSTED ON PREMISE

This document was completed with the assistance of:
EVICTIONS PLUS, Inc., Independent Eviction Services
4556 S. Manhattan Avenue, Suite #1, Tampa, FL 33611 (813) 839-3343

INSTRUCTIONS FOR COMPLETEING A 3-DAY NOTICE

YOU ARE HEREBY NOTIFIED that you are indebted to me for the sum of \$ ____ 1 ____ for rent and use of the premises at _____ 2 _____, in the County of _____ 3 _____, State of Florida, now occupied by you, and that I demand payment of the rent or possession of the premises within three (3) days (**DO NOT** include the date of delivery, Saturday, Sunday and legal holidays) from the date of delivery of this notice, to wit; on or before the ____ 4 ____ day of _____, 2021.

1. DO NOT include any monies owed for anything other than PAST DUE rent (i.e. NO late fees, bad check fees, deposit, electric, water, etc...) If rent is due on the 1st, you cannot include it in the notice until the 2nd.
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. Make sure you list the COUNTY that the property is in.
4. Use the guide below for filling in the correct date (This may be fatal to your eviction if it is wrong):

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 (exclude the <u>date of delivery</u> , Saturday, Sunday and legal holidays)	3 days
Post the eviction on the door (exclude the <u>date of delivery</u> , Saturday, Sunday and legal holidays)	3 days
Serve the notice by mailing a copy to the tenant (Exclude the date of mailing, but INCLUDES weekends and holidays)	8 days

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

Hand deliver the notice to the tenant (Exclude the date of delivery, but INCLUDES weekends and holidays)	8 days
Post the eviction on the door (Exclude the date of delivery, but INCLUDES weekends and holidays)	8 days
Serve the notice by mailing a copy to the tenant (Exclude the date of delivery, but INCLUDES weekends and holidays)	13 days

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