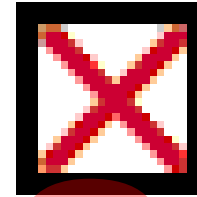




# The *Right's* & *Wrong's*



## of the *Three Day Notice*

### **Issue this Notice when...**

*your tenant has not paid rent and the grace period has expired.*

### **RIGHT'S ✓✓✓**

- ✓ Put the name(s) of ALL persons named on the lease on the Three Day Notice.
- ✓ This form is mandatory! It is required by Florida Statutes Section 83.56(3) to demand rent.
- ✓ Issue and deliver the Three Day Notice the day after the rent grace period expires.



### **Delivery Options:**

Post the Three Day Notice on the resident's door, via mail, or hand deliver it. If you mail the Three Day Notice, you must add 5 days to the calculation to allow for mailing time. Some judges even require you add an additional 5 days for the tenant to respond via mail.

### **WRONG'S ✕✕✕**

- ✕ The Three Day Notice can be posted on weekends, but when counting your days or posting, do not include legal holidays. (We have included a list of legal holidays.)
- ✕ Do not put the name of any minors on the Notice.
- ✕ Do not put the Three Day Notice inside of the residence unless you have previously posted a Notice of Intent to Enter.
- ✕ Do not have the Notice reflect late fees, NSF check fees, utility fees, or any amenity fees (cable, garage, etc.) unless this is included in the contractual rent amount. The lease in this manual allows late fees, etc. to be considered additional rent, therefore included.
- ✕ Do not accept personal checks for rent after the Three Day Notice has expired. Only accept money orders or cashier's checks. This should be stated in your Lease.