

**FORM 2 – NOTICE FROM LANDLORD TO TENANT- NOTICE OF
NONCOMPLIANCE FOR MATTERS OTHER THAN FAILURE TO PAY RENT**

Violations of a rental agreement which may entitle the Landlord to send this Notice include, the material failure of Tenant to comply with its statutory obligations to maintain the dwelling unit under Florida Statute 83.52 or material provisions of the rental agreement (other than the failure to pay rent), or reasonable rules and regulations. For the notice necessary to terminate the rental agreement under circumstances where the Tenant must be given the opportunity to remedy the violation, see Florida Statutes 83.56(2)(b).

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 rental agreement without giving the Tenant an opportunity to remedy the violation. For the notice necessary to terminate the rental agreement under these circumstances, see Florida Statute 83.56(2)(a).

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

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

Source: Sections 83.52 and 83.56 Florida Statutes (2007).

**FORM NOTES ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY
NOT COMPLETELY DESCRIBE REQUIRMENTS OF FLORIDA LAW. YOU
SHOULD CONSULT AN ATTORNEY AS NEEDED.**

To: _____
Tenant's Name

Address

City, State, Zip Code

From: _____
Date: _____

You are hereby notified that you are not complying with your rental agreement in that _____
(Insert noncompliance, default or violation).

Demand is hereby made that you remedy the noncompliance, default or violation within seven days of receipt of this notice or your rental agreement 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 you being given an opportunity to cure the noncompliance, default or violation.

Landlord's Name _____
Address _____

Phone Number _____

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the Seven Day Notice of which this is a true copy, on the above mentioned Tenant(s) in Possession in the manner indicated below:

- _____ On _____, 20__, I handed the notice to the Tenant.
 - _____ I handed the Notice to a person of suitable age and discretion at the Tenant's residence/business on _____, 20__.
 - _____ I posted the Notice in a conspicuous place to the Tenant at his place of residence on _____, 20__.
 - _____ I sent by mail a true copy of the Notice to the Tenant at his place of residence on _____, 20__.
- Executed on _____, 20__.

Signature of Landlord/Property Manager