

Disclosure to Supreme Court Forms Approved for Completion by Nonlawyers

FLORIDA ASSOCIATION OF REALTORS®



INSTRUCTIONS:

1. **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.

2. **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
(Name)
represent me in court.

_____ 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
(Name)
remedies are or how to testify in court.

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 - Withholding Rent for Failure of Landlord to Maintain Premises as Required by Florida Statute 83.51(1) or Material Provisions of the Rental Agree

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 unit as required by Florida Statute 83.51(1) or material provisions of our lease agreement. If you do not complete the following repairs in the next seven days I intend to withhold all future rental payments: (list violations)

This letter is sent to you pursuant to Florida Statute 83.60.

Tenant's Name

Tenant's Address, Unit Number

(_____) _____
Tenant's Phone Number

NOTE: A tenant cannot withhold rent from the landlord without sending the above notice and allowing the landlord time to make repairs. If the repairs are not made the tenant may withhold rent. In any legal proceeding, however, the tenant will be required to pay into the registry of the court the accrued rent as alleged in the complaint or as determined by the court and the rent which accrues during the pendency of the proceeding, when due. See 83.60, Florida Statutes

SOURCE: Section 83.56, Florida Statutes (2003)

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: _____