

Nonlawyer Disclosure

Instructions for Licensee: Before completing the following form, you must provide this disclosure to the landlord or tenant for whom you are filling in the blanks. (If you are assisting both landlord and tenant, a separate disclosure must be given to each.)

1. Write your name in the first five blank spaces marked "Name" and sign at the bottom.
2. If you are helping the landlord or tenant with this form, explain the section regarding their ability to read English and have them sign it.
3. Provide this completed disclosure to the landlord or tenant. Keep a copy of this disclosure and all forms you prepare for at least 6 years.

_____ (Name) informed me that he/she is not a lawyer and cannot provide legal advice, explain my legal rights or remedies, tell me how to testify in court, or represent me in court.

According to Rule 10-2.1(b) of the Rules Regulating The Florida Bar, a paralegal is defined as someone who works under the supervision of a Florida Bar member, an out-of-state attorney authorized to practice in Florida, or a foreign attorney engaged in authorized practice in Florida. A paralegal is permitted to perform delegated legal work for which the supervising lawyer is responsible. Only individuals who meet this definition may use the title "paralegal." _____ (Name) has told me that he/she is not a paralegal as defined by this rule and therefore cannot use that title.

_____ (Name) explained that he/she may only type factual information into the blanks of the form as provided by me. Other than typing, _____ (Name) cannot tell me what information to include in the form or complete the form on my behalf. However, if the form being used is one approved by the Supreme Court of Florida, _____ (Name) may ask me factual questions needed to fill in the blanks and may also explain the process for filing the form.

Landlord or Tenant:

_____ I can read English.
_____ I cannot read English, but this notice was read to me by _____ in _____, a language I understand.
(Language)

Landlord or Tenant Signature

Licensee Signature

Landlord or Tenant Signature

Notice from Landlord to Tenant – Termination for Nonpayment of Rent

To:

Tenant's Name

Address

City, State, Zip Code

From:

Date:

This is to notify you that you owe me the amount of \$

 (insert amount owed by Tenant) for rent and use of the premises located at:

 , Florida, which you currently occupy.
(insert address of premises, including county)

You are hereby required to either pay the full amount due or vacate the premises within three (3) days from the date this notice is delivered (excluding Saturday, Sunday, and legal holidays). Accordingly, payment or possession must be made no later than the

 day of

 , **20**.

(insert the date three days from delivery of this notice, excluding the date of delivery, Saturday, Sunday, and legal holidays)

Signature

Name of Landlord / Property Manager

Address (location where rent may be paid)

City, State, Zip Code

Phone Number

 Personally delivered on:

 Posted on:

Approved for use under Rule 10-2.1(a) of the Rules Regulating The Florida Bar

The Florida Bar 2010

This form was prepared with assistance from:

Name: _____

Address: _____

Telephone Number: _____

NOTE: This notice may be delivered by mail, hand-delivered to the tenant at the dwelling unit, or, if the tenant is absent, by leaving a copy at the dwelling unit.

If the tenant does not pay the rent owed within three (3) days (excluding Saturday, Sunday, and legal holidays) after delivery of this written demand, the landlord may terminate the rental agreement and pursue eviction or recovery of unpaid rent. This written demand is required before such action may be taken. If your written lease provides additional time, that provision will control.

SOURCE: Section 83.56(3) and (4), Florida Statutes (2007).