

THE DO'S AND DON'TS OF THE IMPORTANT NOTICE (for settlement)

- Who: All responsible parties who have signed the lease including guarantors.
- When: When in receipt of funds after a lawsuit for Tenant Eviction has been filed and you are willing to accept the monies, but only in full (i.e. including attorney's fees, late fees, etc.).
- Why: If you do not send the notice immediately notifying the resident, the Courts may construe this as acceptance and the Tenant Eviction suit may be dismissed.
- How: Deliver to the resident or in the alternative place on the resident's door (Personal service is always preferred)
- Don't: Don't delay sending out this notice. The court will dismiss the case if the notice is not immediately delivered to the tenant.