

NOTICE OF VIOLATION
SEVEN DAY NOTICE TO CURE
SAMPLE

Date: August 17, 2002

To: Mary Smith and all others in possession
960 NW 87th Street #210
Miami, Florida 33173

You are hereby notified that you are in violation of your lease agreement, Rules and Regulations, paragraph(s) 6, which states that “although one must expect a certain amount of noise, one must not infringe on a neighbor’s good disposition” and “repeated valid complaints about a resident will initiate eviction proceedings”; and Florida Statutes 83.52 (7) which states that the tenant shall at all times “conduct himself or herself, and require other persons on the premises with his or her consent to conduct themselves, in a manner that does not unreasonably disturb the tenant’s neighbors or constitute a breach of the peace”; by your conduct on several occasions.

Specifically, management has received numerous complaints concerning the amount of noise in and around your apartment. You are continually shouting and arguing with other residents in the apartment building. Other residents have heard you using profanity and screaming obscenities during these arguments. Most recently, on August 15th at approximately 9:30 p.m., you were engaged in a loud and disturbing argument out in the parking lot of the property. Then again on August 16th at approximately 11:00 p.m., you were shouting from your balcony at your guests and/or occupants who were standing in the parking lot of the community. Your neighbors were so disturbed by this noise that they were unable to sleep. This type of conduct is absolutely unacceptable and will not be tolerated.

DEMAND IS HEREBY MADE THAT YOU REMEDY THE NONCOMPLIANCE WITHIN SEVEN (7) DAYS OF RECEIPT OF THIS NOTICE OR YOUR LEASE SHALL BE DEEMED TERMINATED AND YOU SHALL VACATE THE PREMISES UPON SUCH TERMINATION.

If the same conduct, or conduct of a similar nature, is repeated within twelve (12) months, your tenancy is subject to termination without your being given an opportunity to cure the noncompliance. This notice does not waive any other claims your landlord may have against you.

GOVERN YOURSELF ACCORDINGLY.

Authorized Agent for the Landlord

I certify that I served a true and correct copy of the foregoing Notice on the above named tenant(s) this 17th day of August 2002, at 12:00 (a.m.) (p.m.)

_____ personally serving same upon said tenant.

_____ posting same at the above described premises in the absence of said tenant.

Served by: _____