



THE DO'S AND DON'TS OF THE 3 DAY NOTICE

- Who: All responsible parties who have signed the lease including guarantors.
- When: After the rent grace period expires. This can be posted on weekends. BUT be sure to read “DON’T”!.
- Why: To demand contractual rent. This is a mandatory form required by Section 83.56 (3), Florida Statutes.
- How: Deliver a true copy to the Resident by posting on the door, mailing or hand-delivering.
- Don't: Don't include legal holidays as defined by Chapter 683, Florida Statutes. Don't include occupants if they are not leaseholders. Don't include minors. Don't put the Three Day Notice inside the apartment unless you have previously posted a Notice of Intent to Enter. Don't demand late fees. NSF check fees, washer/dryer charges, cable charges, etc., unless this is contractual rent. If the lease states such do not accept personal checks after the Three Day Notice has expired.