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## THE DO'S AND DON'TS OF THE ABANDONED PROPERTY FORM

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- Who:** All responsible parties who have signed the lease including guarantors.
- When:** Whenever the Resident vacates and the Landlord has possession of the unit and any personal property besides paper or food remains in the unit. You do not have to send this form out when the sheriff has executed the Writ of Possession and all property has been moved to the property line.
- Why:** The Landlord is required under Chapter 715, Florida Statutes, to send this form so that the Resident cannot dispute what was left in the unit.
- How:** Send a true copy by regular mail. This office, however, does recommend sending it by certified mail as well. A picture of the property would also be recommended.
- Don't:** **The personal property does not have to be stored inside the unit. Don't dispose of the property until the letter has gone out and 15 days has passed. At that time you must make a determination of the value of the property.**

SEE UPDATES OF THE CHAPTER 83 AND THE ABANDONED PROPERTY AGREEMENT!!