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## THE DO'S AND DON'TS OF THE SEVEN-DAY TO CURE NOTICE

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- Who: All responsible parties who have signed the lease including guarantors.
- When: Resident has violated the lease, the rules and regulations or any addendums.
- Why: This is a mandatory form required by Section 83.56, Florida Statutes, to be used as a basis if the Landlord must move to terminate the lease agreement based on a noncompliance.
- How: Deliver a true copy to the Resident or occupants by hand-delivery or by posting on the door. If you post the notice on the door, you must also send the notice out by regular mail-certified mail is *highly recommended*. You must add five days mail time.
- Don't: Don't be vague-be extremely specific! Don't change the basic wording of the form. \*\*\*Don't accept rent with actual knowledge of a Resident's noncompliance or when the 7 Day is pending\*\*\* Don't issue a 3 Day. See attached sample.