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## THE DO'S AND DON'TS OF THE 30 DAY NOTICE

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- Who: All responsible parties who have signed the lease.
- When: After the rent grace period expires. This can be posted on weekends. However the notice cannot expire on a weekend or a holiday.
- 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 occupants if they are not leaseholders. Don't include minors. Don't put the Thirty 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 Thirty Day Notice has expired.