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## THE DO'S AND DON'TS OF THE INTENT TO ENTER FORM

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### **WHO:**

All responsible parties who have signed the lease, including guarantors.

### **WHEN:**

When the landlord needs to enter the unit for reasons **other than previously agreed upon** (for example, for pest control, maintenance, inspections, or other legitimate purposes).

**The landlord must post this notice at least 12 hours prior to entry, and entry must occur between 7:30 a.m. and 8:00 p.m., local time.**

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## WHY:

This is a **mandatory requirement** under **Section 83.53, Florida Statutes**. Failure to properly notify the resident may result in legal claims for unlawful entry or harassment.

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## HOW:

- Post a true copy of the Notice of Entry **on the door** of the unit at least **12 hours before entering**, or
  - **Hand-deliver** the notice directly to the resident.
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## DON'T:

- **Don't use** the right of entry to harass or intimidate the resident.
- **Don't enter** the unit alone when possible; bring a second person (such as maintenance personnel) for safety and as a witness.
- **Bring a camera** if necessary to document the condition of the premises during entry (especially in cases of property inspections or damage claims).