

EVICTION DISCLAIMER

I am only authorized to assist you in the preparation of the eviction documents based on the information provided by you and assist you by providing information on the filing of said forms.

I am not licensed to practice law in the State Of Florida. In the event that your eviction case requires legal advise, a licensed attorney should be consulted and retained.

This document preparation services does not guarantee that you will prevail in your eviction case. My function is strictly procedural in nature and is not to be misconstrued as a legal advice. In the event that a hearing is called on your eviction, YOU, as the owner or landlord of the property, or a licensed attorney retained by you, must appear at the hearing. My liability extends only to the fee that was charged and any right to recourse is waived by you. By using my services, you assume all liability associated with your eviction. I am not responsible for any errors or omissions in your eviction document, nor for the correctness and validity of your eviction. You are responsible to proof read your documents PRIOR to filling them with the court and bring any discrepancies to my attention.

I, _____ agree with the above disclaimer by signing below.

X _____ DATE _____

Eviction information needed // DADE BROWARD

1- Name of tenant: _____

2- Tenant address: _____

3- Monthly rent: _____ // Day of month rent is due: _____

4- Notice given: 3-Day____ 7-Day____ 15-Day____ Other_____

5- Total due for above notice: - (Excluding late fees, utilities, etc.) - \$ _____

6- Name of owner or prop. Mgr. (If under a corporation name of corporation
And name of Owner or prop manager to sign forms.)

7- Owners Add: _____

8- Owner tel # to appear on paperwork: _____

9- Any other Info: _____

(((I agree that all information provided above is correct.)))

Owner or Legal Rep. Sign X _____

**Three-day Notice to Tenant
Demand for Payment or Possession**

Florida Statutes 83.56

_____ COUNTY, FLORIDA _____ Date

TO: _____

You are hereby notified that you are indebted to me in the sum of \$ _____ for the rent and use of the premises located at _____ (address of leased premises, including county and state), now occupied by you. I demand payment of the rent in full or possession of the premises within three (3) days (excluding Saturday, Sunday, and legal holidays) from the date of delivery of this notice, to wit: on or before the following date (month/day/year) _____.

Landlords Name

Address

Phone Number _____

I hereby certify that a copy of the following Notice was served upon the above named tenant(s) at the above address on the following date:

(month/day/year) _____ by the following means:

- () Certified Mail Return Receipt Requested
- () Hand delivered to tenant
- () Leaving a copy at the premises

Signature

5. Plaintiff served Defendant with a notice on _____, 20____ to pay the
(insert date of notice)
Rent or deliver possession but Defendant refuses to do either.

A copy of the notice is attached as Exhibit "B".

WHEREFORE, Plaintiff demands judgment for possession of the property against Defendant.

Signature

Name of Landlord/Property Manager

Address

City, State, Zip Code

Telephone Number

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA.
 IN THE COUNTY COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA.

DIVISION <input checked="" type="checkbox"/> CIVIL <input type="checkbox"/> FAMILY <input type="checkbox"/> OTHER	LANDLORD AND TENANT AFFIDAVIT OF COSTS, NON-PAYMENT OF RENT AND NON MILITARY AFFIDAVIT MOTION FOR DEFAULT AND DEFAULT	CASE NUMBER
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PLAINTIFF(S)	VS. DEFENDANT(S)	CLOCK IN
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AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared _____ who after being dully sworn, deposes and says:

1. That she/he is the plaintiff/authorized agent for the plaintiff herein. That no moneys have been accepted from or on behalf of the defendant(s) herein since the delivery, mailing or posting of the three day notice.
2. That the defendant(s) above named, (is) (are) not in the Military Service of the United States or any of its allies.
3. That the statements contained in the complaint for removal of tenant are correct and true.
4. Plaintiff incurred in the following costs in this action:

Filing fee	\$ _____
Service of process fee	\$ _____
Total	\$ _____

Sworn to and subscribed before me on _____, 20____ in Miami-Dade County, Florida.

Notary/Deputy Clerk _____ Affiant: _____

Personally Know _____ or Produced I.D. Type & No. _____

MOTION FOR DEFAULT

Plaintiff(s) move(s) for entry of a default by the clerk against defendant(s) _____ for failure to serve any paper on the undersigned or file any paper as required by law.

I do hereby certify that no copy of answer or other pleading of the Defendant(s) in the above styled cause has been served upon the Plaintiff(s) or his/her Attorney, to the time of filing the above Motion for Default.

PLAINTIFF OR ATTORNEY	SIGNATURE	DATE
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DEFAULT

A Default is entered in this action against the Defendant(s) named in the foregoing Motion for failure to serve or file any paper as required by law.

HARVEY RUVIN CLERK OF COURTS	BY: _____ DEPUTY CLERK	DATE
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