

3-DAY NOTICE TO QUIT OR PAY RENT

BROWARD COUNTY

TO:

(Write in tenants' full name(s))

AND ALL OTHERS IN POSSESSION,

(Write in tenants' complete address and apartment number)

YOU ARE HEREBY NOTIFIED THAT YOU ARE INDEBTED TO ME IN THE SUM OF
\$ _____ (Write in unpaid rent amount) (REPRESENTING UNPAID RENT FOR
_____) (Write in unpaid rental periods) FOR THE RENT AND
USE OF THE PREMISES LOCATED AT THE ABOVE-DESCRIBED ADDRESS, NOW
OCCUPIED BY YOU. I DEMAND PAYMENT OF THE RENT OR POSSESSION OF THE
PREMISES WITHIN 3 DAYS (EXCLUDING SATURDAY, SUNDAY, AND LEGAL
HOLIDAYS) FROM THE DATE OF DELIVERY OF THIS NOTICE, TO WIT: ON OR
BEFORE _____. (Do not count day of posting, weekends, or holidays in

due date calculation)

CERTIFICATE OF SERVICE

I CERTIFY THAT A COPY OF THIS NOTICE HAS BEEN FURNISHED TO THE
ABOVE-NAMED TENANT ON THIS ____ DAY OF _____, 20____.

1. ☐ DELIVERY.
2. ☒ POSTING IN A CONSPICUOUS PLACE ON THE PREMISES IN A
 SEALED ENVELOPE.

(Signature)

(Write in landlord's complete name, address, and telephone number)

THESE FORMS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. FOR HELP USING THESE FORMS, PLEASE CONTACT US BELOW.

INSTRUCTIONS FOR POSTING 3-DAY NOTICE

1. At top, write in full name(s) for all tenant(s) and complete address of the rental unit, including apartment number.
2. In center, write in amount of unpaid rent only. Do not include late fees unless you have a written contract which states late fees will be considered additional rent.
3. In center, write in the due date. When calculating the due date, do not count the day of posting, weekends, or holidays.
4. In certificate of service, fill in date of posting,
5. At bottom, sign on the line and write in landlord's full name, address, and phone number.
6. Make a **photocopy or scan** of the signed notice. Email it to jon@neumanlegal.com or fax to (305) 377-1612.
7. Post the original signed notice **inside an envelope** marked "IMPORTANT" on the tenant's front door.
8. Take several photos of the posted envelope.

FOR ANY QUESTIONS, PLEASE CONTACT US

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