



I'm not robot



Open

Driver Warning Notice

EMPLOYEE INFORMATION

Employee Name:	Date:
Employee ID:	Job Title:
Manager:	Department:

TYPE OF WARNING

- First Warning Probation Warning Final Warning

TYPE OF OFFENCE

- Traffic Violation - Non-Moving Traffic Violation - Moving Violation of Safety Rules
 Violation of Fleet Safety Policy Other:

DETAILS

Description of Infraction:
Plan for Improvement:
Consequences for Further Infractions:

Residential Lease for Apartment or Unit in Multi-Family Rental Housing (other than a Duplex) including a Mobile Home
 FLORIDA ASSOCIATION OF REALTORS®



INSTRUCTIONS:

1. Licensee: Give this disclosure to the Landlord prior to your assisting with the completion of the attached Lease.
2. Licensee: As the person assisting with the completion of the attached form, insert your name in the first (5) blank "Name" spaces below.
3. Licensee: SIGN the disclosure below.
4. Landlord/Owner or Tenant: Check the applicable provision regarding English contained in the disclosure and SIGN below.
5. Licensee: Retain a copy for your files for at least 6 years. Landlord/Owner and Tenant: Retain a copy for your files. This disclosure does not act as or constitute a waiver, disclaimer or limitation of liability.

THIS FORM WAS COMPLETED WITH THE ASSISTANCE OF:

Licensee Name	Name of Brokerage/Business
Address	Phone Number

DISCLOSURE:

(Name) told me that he / she is a nonlawyer and may not give legal advice, cannot tell me what my rights or remedies are, cannot tell me how to testify in court, and cannot represent me in court.

Rule 10-2.1(b) of the Rules Regulating the Florida Bar defines a paralegal as a person who works under the supervision of a member of the Florida Bar and who performs specifically delegated substantive legal work for which a member of the Florida Bar is responsible. Only persons who meet the definition may call themselves paralegals.

(Name) informed me that he / she is not a paralegal as defined by the rule and cannot call himself/herself a paralegal.

(Name) told me that he/she may only help me type the factual information provided by me in writing into the blanks on the form.

(Name) may not help me fill in the form and may not complete the form for me.

If using a form approved by the Supreme Court of Florida, (Name) may ask me factual questions to fill in blanks on the form and may also tell me how to file the form.

Landlord/Owner: I can read English. Tenant: I can read English.
 I cannot read English but this notice was read to me by I cannot read English but this notice was read to me by

(Name) in (Language) which I understand.

(Licensee Signature) (Landlord Signature) (Tenant Signature)

Employee Warning Notice Form

Client Name: _____	Date: _____
Employee Name: _____	Supervisor Name: _____
<input type="radio"/> First Warning	List Previous Discipline meeting(s) held: _____ _____
<input type="radio"/> Second Warning	
<input type="radio"/> Other _____	
Your behavior/actions have been found unsatisfactory for the following reasons:	
<input type="checkbox"/> Lateness	<input type="checkbox"/> Language
<input type="checkbox"/> Damaged Equipment	<input type="checkbox"/> Failure to follow procedure
<input type="checkbox"/> Refusal to work overtime	<input type="checkbox"/> Failure to meet quota
<input type="checkbox"/> Absenteeism	<input type="checkbox"/> Quantity of work produced
<input type="checkbox"/> Insubordination	<input type="checkbox"/> Quality of work produced
<input type="checkbox"/> Rudeness	<input type="checkbox"/> Policy Violation
<input type="checkbox"/> Fighting	<input type="checkbox"/> Other _____
Explain in Detail: _____ _____ _____ _____	
The following corrective action must be taken by the employee: _____ _____ _____	
Date corrective action must be completed: _____ Follow-up meeting will be held on: _____	

Employee Signature: _____ Date: _____
(Your signature on this form means that we have discussed the situation. It doesn't necessarily mean that you agree that the infraction occurred).

Supervisor Signature: _____ Date: _____

To,
Jack Peterson
Tenant
James Street, House Number2,
Park's Block
Nottingham

17th May 20XX
Subject: 30 days notice to vacate letter
Dear Mr. Peterson,

This is regarding the residential property that you have rented on 1st April 20XX, according to the tenant landlord agreement. With this letter, I give you a 30 days' notice to vacate the property and surrender the possessions and the property belongings to Mr. Harry Charles, landlord by 17th June, 20XX. Since my daughter and her family is moving to Nottingham, I need the property for their accommodation and thus sending you 30 days notice.

If you fail to vacate the premises within 30 days, I will be forced to proceed with the legal obligations against you and can recover the possession following the terms and conditions of the rental agreement. You are requested to send a letter detailing damages or destructions, if any, caused to the property, latest by 30th May 20XX. For any kind of details or information, please feel free to contact on 4949939.

Thanking you for your kind consideration.
Sincerely,
Harry Charles
Landlord



Q&A on using the tenancy/lodger agreements.

Q. Which agreement should I use?

A. If you are renting out a room in your own home, you should use the lodger agreement. If you are renting out a room in a shared house which you do not live in (where everyone in the house has their own agreement for their own room and shared use of the rest of the property), you should use the AST agreement.

NB If you are renting a whole house or flat to a number of sharers who will all sign the same tenancy agreement, then neither of these agreements should be used, and you should use an ordinary AST agreement. You will find many of these in the shops, or online, for example at www.landlordlaw.co.uk.

Q. What is the difference between the two agreements

A. The AST is where someone has an assured shorthold tenancy of their own room. This means that you as the landlord are bound by all the landlords obligations such as the statutory repairing covenants, the need to register any deposit with one of the government authorised tenancy deposit schemes, and you cannot evict the tenant unless you serve the proper notice and then obtain a court order for possession.

On the other hand the lodger agreement is not an AST. It is what lawyers call a 'license agreement'. The reason for this is that you, the landlord, are letting out a room in your own home, and the lodger does not have 'exclusive occupation'. Much of the legislation which applies to ASTs will therefore not apply to this agreement. For example you do not have to protect the deposit (if you take one) in a scheme, and provided you share some living accommodation with the lodger, you will not have to get a court order for possession.

Q. Can I use the lodger agreement if I do not share any living accommodation with the occupier?

A. The significance of sharing living accommodation with the occupier is that he does not acquire a tenancy, and all the legal rights and obligations which go with tenancies. Living accommodation means things like kitchens, bathrooms, and living rooms. Corridors and halls do not count.

If you live in the same building but do not share any living accommodation, it is really important that you provide at least one service (preferably cleaning and/or providing clean sheets where you will go into the room regularly), as this will prevent the occupier from acquiring a tenancy. However even if the agreement is not a tenancy (for example because you provide breakfast and regular cleaning), if you do

5 - Landlord Disclosure The issuing party (Landlord or Landlord Agent) should read the paragraph beginning with the words "You are further notified..." then, "Sign your or her name on the Signature Line below". It requests that the judge award a default judgment in favor of the individual who is addressed to, Summons for Eviction-Only Complaint - This summons will notify the tenant that there are no damages being sought by the landlord but that they are suing for eviction. If this document was sent via First Class Mail, the third box will be marked. Motion for Default Final Judgment - Eviction Only - This document is to request a final judgment in favor of the landlord from the judge handling the case. There are three (3) different complaints depending on the situation, in addition to having the tenant evicted. If payment is not received within the three day period, the landlord may institute court proceedings to evict. This will require the exact Date the Month to Month Agreement must be reported on the spaces available. This indicates that the tenant must leave the property and pay the damages owed. Final Judgment - Eviction - Completed by the judge should the landlord win the case. The landlord will also have to file a summons with the complaint, depending on which complaint is filed: Summons Summons for Damages Complaint Summons for Eviction-Only Complaint The landlord will have to provide 4 copies of the notice sent to the tenant. Complaint for Eviction re-Breach - The plaintiff will use this document if the defendant has breached the lease agreement in a manner other than non-payment of rent. Writ of Possession - A Writ of Possession once approved by the clerk of court and delivered to the Sheriff is used to notify the tenant that they have twenty-four (24) hours to vacate or they will be forcibly removed. If the tenant does not adhere to the notice to quit, the landlord may seek eviction proceedings. They will then be able to obtain a Writ of Possession which, once signed by the Clerk of Court and delivered to the Sheriff, gives the tenant twenty-four (24) hours to exit the premises. There are four available options to choose from to list as the purpose of this document, you may only choose one. 3 - Identifying the Rental Property and the Lease The next two statements will each seek to define facts regarding the Rental Agreement. The Deliverer of this document will need to provide the exact Date Delivery was successful as well as the Name of the person it was delivered to, in the statement beginning with the words "I certify that..." The method of Delivery will be defined by one of the checkboxes below. Rent is late when it has not been by the date specified in the lease. It requests a default from the court clerk in favor of the landlord due to the tenant's failure to respond. Note: The Termination Date named must be at least 15 days after the next payment date. Depending on the result of the Clerk Default, the landlord may file the Motion for Default Final Judgment requesting that a judgment be made in their favor due to the tardiness of the tenant's response. If the breach is due to other violations, the landlord may use the 7-Day Notice to Quit (Non-Compliance). It is legal proof that the defendant must leave the premises of the property and that possession be returned to the plaintiff. A Florida eviction notice is a memo given by a landlord to a tenant for a violation of their lease contract. The Date of the Month to Month's termination must be reported and must be at least fifteen days from the next Rental Payment Due Date. By Type (3) 3-Day Notice to Quit (Non-Payment of Rent)- This form of notice is used when a tenant has failed to pay rent when it is due under the terms of the lease. When is Rent Late? Then the Dollar Amount owed must be documented with the Rental Period requiring payment. (Video) How to Evict a Tenant in Florida How To Write (Notice To Quit) 1 - Obtain and Organize Documents The Florida Notice to Quit may be downloaded using the "PDF," "ODT," or "Word" buttons. Select the first check box if the Tenant owes a Past Due Amount that must be collected. If rent is late, the landlord may send a 3-Day Notice to Quit (Non-Payment of Rent) asking for payment. Step 4 - Kicking the Tenant Out Should the Court rule in favor of the landlord, they will provide either a Final Judgment - Eviction, or a Final Judgment - Damages. In addition, the landlord will have to pay a filing fee of \$185 in addition to: Service of Process: \$40 Summons: \$10 (for each) Writ of Possession: \$90 Step 3 - Go Back to the Court If the tenant responds a court date will be set. That is, the purpose for filling out and delivering this form (appropriately). Complaints Complaint for Eviction and Damages - This complaint is used when the landlord seeks to obtain damages, such as back rent, cleaning costs, repair costs, etc. Similarly, the second statement will require the individual components of the Signature Date reported on Lease to be entered across three spaces: Calendar Date, Month, Year. If the landlord is seeking to terminate a lease, the landlord should use this 15-Day Notice to Quit (Month to Month). Select the fourth check box if the Tenant is issuing Notice to a Landlord regarding a Month to Month Tenancy that must be ended. How to Evict (Process) Before any court proceedings to evict can proceed, a landlord must provide the tenant with written notice. If the recipient was the party who received this document, the first checkbox will be marked. The landlord may deliver this form requesting that the tenant correct the problem or vacate within seven days. Complaint for Eviction - The landlord may use this form when seeking to have a tenant evicted for non-payment of rent, but not seeking damages. You will also need to make sure any information listed on the Lease must be reported precisely as it is presented on the Lease thus, make sure you have a copy of the Lease available for consultation. Non-Military Affidavit. Select the third check box if the Tenant is simply in a Month to Month Lease and must be given Notice the agreement will end. A copy should be retrieved by the landlord. Download: Adobe PDF, MS Word (.docx), OpenDocument Eviction Laws Complaint for Eviction and Damages - This complaint is filed when the plaintiff is seeking eviction as well as unpaid rent and other money owed. This section will require that all the information reported be identical to the way it is presented in the Lease. 6 - Serving this Notice This Notice must be delivered reliably to the recipient allowing for the appropriate amount of Time to pass from its receipt to the Date of its effect. 2 - Identifying the Recipient Fill in the Name of the offending Tenant or Subtenant as it appears on the Lease. In case of a breach for nonpayment of rent, the landlord may use the 3-Day Notice to Quit (Non-Payment of Rent). Complaint for Eviction re-Breach - This complaint is for use when the landlord is just seeking to evict for a breach other than nonpayment of rent, and not seeking damages. - Indicates that the defendant is not in the military. The Signature of the Delivery Agent must appear on the last line of this document. Tenant's Written Response - The tenant will have five (5) days to respond to the claims for an eviction and twenty (20) days should the landlord seek damages. Motion for Clerk's Default with Damages - This document is filed with the Non-Military Affidavit to request a default judgment against the tenant from the court clerk for eviction plus damages. The notice must be delivered directly to the tenant or posted on the property (on the door). Download: Adobe PDF, MS Word (.docx), OpenDocument 15-Day Notice to Quit (Month-to-Month Tenancy)- This form is used to inform a tenant that a month-to-month lease will not be renewed and that he or she is required to move out at the end of fifteen days. Should they be requesting damages in addition to the eviction, they will need to file an Affidavit of Damages. Summons for Damages Complaint - This will be delivered to the tenant to notify them that there is a court case against them and that the landlord is officially seeking damages. The landlord may send this notice and the tenant has three days to respond by either paying the rent or moving out of the premises. It must include the details of the violation and the time period the tenant has to fix the issue. Step 2 - Filing the Complaint and Summons If the tenant fails to respond to the written notice in the time period allowed, the landlord may begin eviction proceedings by filing a complaint and summons with the County Court where the property is located. First, report the Name of an Authorized Agent who may accept the Tenant's payment in addition to the undersigned. Select the second check box if the Tenant has violated a Lease Term (i.e. property damage, breaking building rules, etc.) and will have seven days to either correct the violation to the satisfaction of the Landlord or surrender the premises to the Landlord. It can be filed after the above Motion for Clerk's Default. There will be several pieces of information that must be filled in for such cases. Here the Tenant will be given a choice of surrendering the property in three days or paying the Overdue Rent. If a reliable second party received this document on behalf of the recipient, the second checkbox will be marked. Download: Adobe PDF 7-Day Notice to Quit (Non-Compliance) - This form of notice is used when a tenant has failed to abide by other aspects of the lease other than non-payment of rent. Motion for Clerk's Default - Eviction only - This document is filed along with a Non-Military Affidavit should the tenant fail to respond within the five-day window. In this case, report the Lease Term or Terms that have been violated by the Tenant on the available blank line. This form will act as a Notice to Quit once it has been filled out. Complaint for Eviction - The plaintiff will use this document should they seek to evict for the non-payment of rent but they are not seeking damages. Filed in conjunction with the Motion for Default Judgment forms. Final Judgment - Damages - Completed if the judgment is in favor of the landlord. If the tenant does not respond, the landlord must prepare three (3) copies of the following documents for the court: For an eviction only: For eviction and damages in First, the landlord will file the Motion for Clerk's Default with the Clerk of Court along with a Non-Military Affidavit. You will need to report the location of the Rental Property by entering its individual components separately across several blank spaces: City, County, Zip Code, Building Number/Street, and Apartment Number. Motion for Default Final Judgment with Damages - This motion is filed following the Motion for Clerk's Default should the defendant fail to file a response. 4 - Terms of Notice The Terms of this Notice must now be defined.

Nov 06, 2020 - A Georgia (GA) eviction notice is a written demand from a landlord to repossess their property from a tenant. It states that the tenant is required to leave the premises by a certain date. The rental eviction process, known as a dispossessory proceeding, begins with an eviction notice or late rent notice.If a tenant fails to pay rent or leave the rental property, a landlord may ... Mar 25, 2021 - A landlord notice to vacate letter is a written notice given by a landlord to a tenant to terminate their tenancy. This type of notice is typically used in the following cases: Before the end of a fixed-term lease if the landlord doesn't wish to renew it. Notice periods and COVID-19. There are rental laws to protect tenants economically affected by COVID-19, who have fallen into rent arrears and are at risk of losing their tenancy. Under these rules, you cannot be served a notice of termination by your landlord because of rent arrears unless you are given 28 days written notice. If you pay your rent arrears during the 28 days, you ... Jan 19, 2022 - In two of the three most populated states, California and Florida, eviction notice downloads rose by a much higher degree, increasing by 82% and 43% respectively. Conversely, rates in Texas only grew by 14%. In addition, these three densely populated states amount to 42.9% of eviction notice downloads, while they only make up 27% of the population. While state laws vary, most legal eviction processes begin with an Eviction Notice. If your tenant has violated their rental agreement by not paying rent or otherwise not upholding the lease terms, you can use an Eviction Notice to document the breach of contract and warn the tenant that you will take action to remove them if they fail to comply with the terms of the lease. Oct 22, 2021 - An eviction notice allows the landlord to START the eviction process in court if the tenant cannot resolve the problem and comply with the lease agreement. The landlord MUST receive a court order or judgment from the court to make you leave. If you receive an eviction notice, try the following immediately: 1. Nov 03, 2020 - While a notice to vacate is not the typical eviction notice used by landlords, it is possible to file for eviction after sending this notice. Of course, specific conditions must be met. If you send this notice and doing so is within your legal rights, the ... Form 2: Notice From Landlord To Tenant Notice Of Noncompliance For Matters Other Than Failure To Pay Rent Form 3: Notice From Tenant To Landlord - Termination For Failure Of Landlord To Maintain Premises As Required By Florida Statute 83.51(1) Or Material Provisions Of The Rental Agreement A Florida eviction notice is a memo given by a landlord to a tenant for a violation of their lease contract. The notice must be delivered directly to the tenant or posted on the property (on the door). It must include the details of the violation and ... Mar 25, 2021 - A landlord notice to vacate letter is a written notice given by a landlord to a tenant to terminate their tenancy. This type of notice is typically used in the following cases: Before the end of a fixed-term lease if the landlord doesn't wish to renew it. Dec 22, 2021 - A Florida eviction notice form for nonpayment of rent is a written document you submit to your landlord or property manager letting them know you plan to end your lease and move out of your rental unit. This letter formally announces your plans to vacate the residence and break or ... An eviction notice form is a legal document issued by a landlord to a tenant that outlines a violation of their responsibilities, such as not paying rent. Some states and violations allow the tenant to "cure" (fix) the issue, while others immediately require the tenant to vacate. Eviction notices are typically the first step in the process of legally evicting a tenant.