

Be a Smart Renter!

As a tenant, you have rights and responsibilities under Florida Law. If you would like more information on your rights and responsibilities, Three Rivers Legal Services provides a free informational packet on Landlord-Tenant Law in Florida, available for pick up in any of our offices. You may also call to set up an appointment for advice on your legal problem.

Three Rivers Legal Services

• Free Legal Help in 17 Counties •

Gainesville

901 NW 8 Avenue, Suite D-5
Gainesville, FL 32601
352-372-0519 toll-free 1-800-372-0936
Serving Alachua, Bradford, Gilchrist,
Levy and Union Counties

Lake City

334 N. W. Lake City Avenue
Lake City, FL 32056
386-752-5960 toll-free 1-800-495-0039
Serving Columbia, Dixie, Hamilton, Lafayette,
Madison, Suwannee and Taylor Counties

Jacksonville

1725 Oakhurst Avenue
Jacksonville, FL 32208
904-394-7450 toll-free 1-866-256-8091
Serving Baker, Clay, Duval, Nassau and
St. Johns Counties

Renting is a great way to make a home for you and your family. After all, the landlord has to take care of the problems! Still, as a tenant, you have certain things you have to do, such as obey the law and the terms of your lease.

Your most important duty as a tenant is to **PAY YOUR RENT!**

You **MUST** make rent your top budget priority. Under Florida law, if you miss a rent payment, your landlord can give you a 3 day notice. If you have not paid by the time those 3 days are up, your landlord can file against you in court. If your landlord does not want to work with you, he or she does not have to, and you will likely be evicted, even if you want to stay and will be able to pay up later.

PLAN YOUR RENT PAYMENTS AND ALWAYS PAY RENT BEFORE ANY OTHER BILL.

Always get and keep your receipts for rent payments. If your landlord doesn't give receipts, use the ones provided in this brochure. Keep all your receipts in a safe place just in case you and your landlord get in a dispute later.

If you think you will have trouble paying rent, try to work something out ahead of time with your landlord, like a temporary extension. If your landlord agrees to a different rent payment system (maybe you'll pay half now and the rest in two weeks), make sure to get a signed, written copy of the new terms.

If you feel you shouldn't have to pay rent because of a problem **PLEASE SEEK LEGAL ADVICE.** Florida law is very specific about the procedure that must be followed. Even if the problem is severe, if you don't follow the correct procedure, you will lose, and quite likely be evicted.

RECEIPT FOR RENT PAID

Amount Paid: _____
Balance Due: _____
Received By: _____
Date: _____

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