

Nonlawyer Disclosure

Instructions to Licensee: Before you begin to complete the next form, you must give this nonlawyer disclosure to the landlord or tenant for whom you are filling in the blanks. (If you are filling in the blanks for both landlord and tenant, complete two nonlawyer disclosures and give one to each.)

1. Insert your name in the first 5 blank "Name" spaces and **sign** below.
2. Have the landlord or tenant whom you are assisting complete the provision regarding her/his ability to read English, and have her/him **sign** below.
3. Give this completed disclosure to the landlord or tenant, as appropriate. Keep a copy of this completed disclosure and all forms you give to the landlord or tenant in your files for at least 6 years.

Eric Amsallem told me that he/she is a nonlawyer and may not give legal
 (Name)
 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, an out-of-state lawyer engaged in the authorized practice of law in Florida, or a foreign lawyer engaged in the authorized practice of law in Florida, and who performs specifically delegated substantive legal work for which the supervising lawyer is responsible. Only persons who meet the definition may call themselves paralegals. Eric Amsallem informed me that he/she is
 (Name)
 not a paralegal as defined by the rule and cannot call himself/herself a paralegal.

Eric Amsallem told me that he/she may only type the factual information
 (Name)
 provided by me in writing into the blanks on the form. Except for typing, Eric Amsallem
 (Name)
 may not tell me what to put in the form and may not complete the form for me. However, if using a form approved by the Supreme Court of Florida, Eric Amsallem may ask me factual questions to fill in
 (Name)
 the blanks on the form and may also tell me how to file the form.

Landlord or Tenant:

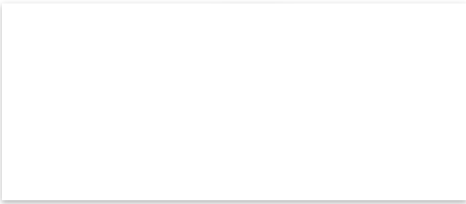
I can read English.
 I cannot read English but this notice was read to me by _____
 (Name)
 in _____ which I understand.
 (Language)

DocuSigned by:
ERIC AMSALLEM 9/21/2023
 Landlord or Tenant signature


 Licensee signature

 Landlord or Tenant signature

Notice of Intention to Impose Claim on Security Deposit



To: Marie Augustin, Wesly Elveus
Tenant's Name
1739 Village Blvd Apt 111 West Palm Beach FL 33409
Address [include city, state, and zip code]

Date: 09/21/2023

This is a notice of my intention to impose a claim for damage in the amount of \$ 7,265 [insert amount of damages] upon your security deposit due to Repairs \$3,415, Rent Unpaid July \$2,250, Late Fee \$785 Cleaning Fee \$300, Pets Control \$425, Mailbox Keys \$90.

Security Deposit \$2,250-Claim of Security Deposit (7,265)= \$5,015 Due by Tenants.

[insert damage done to premises or other reason for claiming security deposit]. This notice is sent to you as required by Section 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to: _____ [insert Landlord's address].

JTVFLO Investment LLC

Landlord's Name 15807 Biscayne Boulevard #101, North Miami Beach FL, 33160 USA
Landlord's Address 786-214-8980
Landlord's Telephone Number

Approved for use under Rule 10-2.1(a) of the Rules Regulating The Florida Bar

The Florida Bar 2010

This form was completed with the assistance of:

Name: Eric Amsallem
Address: 15807 Biscayne Boulevard #101, North Miami Beach FL, 33160 USA
Telephone Number: 786-214-8980

NOTE: A Landlord must return a Tenant's security deposit, together with interest if otherwise required, to the Tenant no more than 15 days after the Tenant leaves the leased property. The Landlord may claim all or a portion of the security deposit only after giving the Tenant written notice, by certified mail to the Tenant's last known mailing address, of the Landlord's intention to keep the deposit and the reason for keeping it. The Landlord's notice must be sent within 30 days of the date Tenant vacates the leased property. If the Landlord does not send the notice within the 30-day period the Landlord cannot keep the security deposit. If the Tenant does not object to the notice within 15 days after receipt of the Landlord's notice of intention to impose a claim on the deposit, the Landlord may then keep the amount stated in the notice and must send the rest of the deposit to the Tenant within 30 days after the date of the notice.

SOURCE: Section 83.49(3), Florida Statutes (2007)

FORM NOTES ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT COMPLETELY DESCRIBE REQUIREMENTS OF FLORIDA LAW. YOU SHOULD CONSULT AN ATTORNEY AS NEEDED.