**(INSERT YOUR LETTERHEAD)**

**WARNING NOTICE TO PROPERTY OWNER REGARDING ABATEMENTS/CONCESSIONS/PAYMENT PLANS**

**\_\_\_\_ /\_\_\_\_ /\_\_\_\_**

**Property address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Dear Property Owner,**

**As you can imagine, many tenants are asking for rent abatements, concessions and payment plans due to the Coronavirus situation. Some of the Courts are closed and some evictions are being held up by the Courts and the Sheriff’s Departments.**

**If you wish that we enter into any arrangement with your tenant, you need to understand that the chances that many tenants will NOT follow the payment plan are high. You could give a concession, abatement or authorize a payment plan only for the Courts to remain closed or the tenant ceasing rent payments per a plan even when the Courts are open and fully operational. Some of our clients have asked us to offer cash for keys to see if they can get a tenant to vacate and this is possible.**

**We will do as you wish but anything we do must be authorized by you in writing by a separate document we will provide to you if the time comes.**

**Many tenants fail to follow payment plans or will continue to not pay rent. Collections from tenants in Florida is extremely difficult if not impossible.**

**We want to protect you and we need to protect ourselves from an expectation you may have. As for now, we shall continue to manage the property as normal, serve our Notice to Pay rent as allowed by law, and, file evictions and/or continue evictions currently in progress as long as the Government, Courts and the Sheriff’s Departments allow.**

**Property Manager\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**