

WATERFORD POINT CONDOMINIUM APARTMENTS, INC.  
801 S. Federal Highway  
Pompano Beach, FL 33062-6741

\_\_\_\_\_, 2010

**Via certified mail no. \_\_\_\_\_ and First Class U.S. mail**

Occupant (or Name of Tenant if known)  
801 S. Federal Highway, Unit \_\_\_\_\_  
Pompano Beach, FL 33062-6741

**Re: Notice to Redirect Rental Payments**

Dear \_\_\_\_\_:

As you should be aware, Waterford Point Condominium Apartments, Inc. (the "Association") is the condominium association responsible for the operation and management of the condominium in which you are renting a unit. According to the provisions of Chapter 718, Florida Statutes, you are required to direct your monthly rental payments to the Association. Pursuant to Section 718.116(11), Florida Statutes, you have a financial obligation to the Association, even though you are a tenant.

Section 718.116 (11), Florida Statutes, provides in relevant part:

If the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay the future monetary obligations related to the condominium unit to the association, and the tenant must make such payment. The demand is continuing in nature and, upon demand, the tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. The association must mail written notice to the unit owner of the association's demand that the tenant make payments to the association. The association shall, upon request, provide the tenant with written receipts for payments made. **A tenant who acts in good faith in response to a written demand from an association is immune from any claim from the unit owner...**

(b) ...The liability of the tenant may not exceed the amount due from the tenant to the tenant's landlord. **The tenant's landlord shall provide the tenant a credit against rents due to the unit owner in the amount of monies paid to the association under this section.**

(c) **The association may issue notices under s. 83.56 and may**

**sue for eviction under ss. 83.59-83.625 as if the association were a landlord under part II of chapter 83 if the tenant fails to pay a required payment to the association. However, the association is not otherwise considered a landlord under chapter 83 and specifically has no duties under s. 83.51...**

Please begin remitting your monthly rental payments directly to the Association, made payable to Waterford Point Condominium Apartments, Inc., and mail your payments to Waterford Point Condominium Apartments, Inc., c/o Campbell Property Management, Orlando Lock Box 737, P.O. Box 918693, Orlando, FL 32891. To the extent that your rental payments exceed the amount owed, the balance will be remitted to your landlord. Otherwise, when your landlord's account is paid in full, we will advise you in writing that you may begin remitting your rental payments back to your landlord. Failure to comply with this demand could result in your eviction from the premises.

If you have any questions or concerns, please contact \_\_\_\_\_, the \_\_\_\_\_ of the Association, at 954-\_\_\_\_\_. We sincerely thank you for your cooperation and look forward to getting this matter resolved quickly.

The Board of Directors  
Waterford Point Condominium Apartments, Inc.

cc: \_\_\_\_\_ (Unit Owner) (Via certified mail no. \_\_\_\_\_ and First Class U.S. mail)  
(Unit Owner address)  
Occupant (via First Class U.S. mail)