

SLIDE 1 - Rental Lists and Rental Companies

In this section we'll look at some fundamental rules brokers and associates must be aware of when managing rental properties.

SLIDE 2

**Rental receipt** – F.S. 475.453(1)

Brokers or sales associates who furnishes a rental information list to a prospective tenant, for a fee paid by the prospective tenant, shall provide such prospective tenant with a contract or receipt.

Receipt must include specific language as described in 61J2-10.030.

Popup shows the language of 61J2-10

**NOTICE**

**PURSUANT TO FLORIDA LAW:**

If the rental information provided under this contract is not current or accurate in any material aspect, you may demand within 30 days of this contract date a return of your full fee paid.

If you do not obtain a rental you are entitled to receive a return of 75% of the fee paid, if you make demand within 30 days of this contract date.

SLIDE 3

**Refund procedures** – F.S. 475.453(1)

Under certain circumstances prospective tenants could be entitled to all or some of the rental fee.

- Fail to attain rental (75% of fee)
- The property was misrepresented (100% of fee)

The prospective tenant must request the refund amount within 30 days.

SLIDE 4

**Penalties** – F.S. 475.453(3)(a)

Any licensee failing to meet the requirements of F.S. 475.453(1) could be found guilty of a misdemeanor of the first degree punishable by either or both of the following penalties.

- One (1) year imprisonment – F.S. 775.082(9)(a)3.c
- \$1,000 fine – F.S. 775.083(1)(d)

Additionally, the license of any broker or sales associate who participating in any rental information transaction violation is subject to license suspension or revocation.