

Tenant Estoppel Letter

For the sale of a Florida rental property · Residential lease

The tenant signing below confirms the following facts about the lease to the current landlord and to the buyer named below, knowing that the buyer will rely on them when buying the property. Please answer every item. Write “none” where something does not apply.

1. Property and parties

Rental property address, including unit number

Tenant name(s) on the lease

Current landlord (owner)

Buyer (new owner)

Expected closing date

2. The lease

Date of the lease

Lease start date

Lease end date

☐ The lease is in writing and a complete copy, with every amendment, is attached.

☐ There is no written lease; the tenancy is month-to-month (or another period: _____).

Amendments, side agreements or promises not in the lease (describe, or write “none”)

Renewal option, option to buy, or right of first refusal (describe, or write “none”)

3. Rent

Current rent (\$ per month)

Rent is due on (day of the month)

Rent is paid through (date)

Rent paid in advance beyond the current month, such as last month’s rent (\$ and months)

Unpaid rent, late fees or other amounts owed by the tenant (\$, or “none”)

Rent discounts, free months or credits promised and not yet used (describe, or “none”)

4. Deposits

Security deposit paid (\$)

Pet deposit or other deposit (\$)

Interest owed on deposits, if any (\$)

Florida law (section 83.49(7), Florida Statutes) requires security deposits and advance rent held for the tenant to be transferred to the new owner when the property is sold, with an accurate accounting of each tenant's amounts.

5. Occupancy, condition and the landlord's duties

People living in the unit (number)

Pets (type and number)

Utilities the tenant pays

☐ The landlord is not in default under the lease, and the tenant has no claims, offsets or defenses against the landlord, **except:**

Repairs requested and not completed, disputes or claims (describe, or "none")

☐ The tenant has not sublet the unit or assigned the lease, and no one else has rights to occupy it.

☐ The tenant has received no notice of default or termination, and has given none, **except:**

6. Confirmation

1. The statements in this letter are true and complete as of the date signed.
2. The lease attached (or the month-to-month terms above) is the whole agreement between the tenant and the landlord for this property.
3. The tenant agrees that the buyer may rely on this letter.

Tenant signature

Printed name

Date

Second tenant signature (if any)

Printed name

Date

Tenant phone and email after closing

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