

THIS IS A SAMPLE LETTER CREATED BY LEGAL SERVICES OF GREATER MIAMI, INC.

Date: _____

To: _____

Dear _____ (Landlord),

I am writing this letter in response to the notice of termination dated_____.

The Protecting Tenants at Foreclosure Act, Pub. L. No. 111-22, §§ 701-704 (2009), which became law on May 20, 2009, applies to state eviction proceedings.

This act requires that new owners acquiring property through foreclosure honor existing leases until the end of the lease term.

There are three exceptions to this rule:

- If there is an existing term lease and the new owner wants to occupy the foreclosed property as a personal residence before the end of the lease term;
- If there is an existing term lease with less than 90 days to the end of the lease term; or
- If the existing lease on the foreclosed property is a month-to-month tenancy or a tenancy at will.

In each of these cases, the owner must provide the tenant at least 90 days notice to terminate the tenancy.

Because the notice sent on _____ does not comply with this law, I ask that you withdraw the notice.

Sincerely,

Tenant name