



Using Forms in Practice

Summer 2020 Legal Research Refresher
University of Miami Law Library

Forms

❖ Usually just a *starting* point

❖ Types:

- “Official” forms
 - Can’t be changed
- “Unofficial” forms
 - Can be changed

❖ Consider:

- Jurisdiction
- Category
 - Litigation
 - Transactional
- Subject

❖ Be sure to look for the right kind in the right place

Don't just fill in the blanks!
Your job as an attorney will be to negotiate the terms of the “unofficial” form on behalf of your client.



Official Form

Unlikely you can change it

Step-by-Step Instructions Apartment Lease Agreement

The following instructions will walk the reader through each provision of the above referenced documents to help them fully understand the terms of the Agreements.

✍ **Introduction:** Enter the full name of Landlord, full name of Tenant(s), and the date the Lease is being entered into (usually the move-in date). Keep in mind that the Tenants must have legal capacity to enter into a contractual agreement (they must be on "sound mind" and over 18 years of age). This Lease creates joint and several liability in the case of multiple tenants, which means that each tenant is entirely responsible for the provisions of this Lease, regardless of each tenant's individual degree of wrongdoing.

Section 1: Leased Premises; Terms of Lease; etc.

✍ **Section 1.1: Leased Premises.** Enter the complete geographic address of the premises. Be as specific as possible. In certain states, failure to adequately describe the property, or the length or amount of the Lease can render the document invalid.

APARTMENT LEASE AGREEMENT

This Lease Agreement ("Lease") is entered by and between _____ ("Landlord") and _____ ("Tenant") on _____ [Date]. Landlord and Tenant may collectively be referred to as the "Parties." This Lease creates joint and several liability in the case of multiple Tenants.

WITNESSETH:

That in consideration of the mutual agreements herein contained, Landlord and Tenant hereby agree and covenant to and with each other as follows:

1. Leased Premises; Term of Lease; etc.

1.1 Leased Premises. Landlord leases to Tenant, and Tenant rents from Landlord, the premises located at: _____ (the "Premises") [complete address of Premises] to Tenant.

1.2 Original Term. This Lease shall commence on _____ [start date] and _____ [end date].

Official Form? Unofficial Form?

Probably will depend on your client's negotiating power

Considerations

Jurisdiction

- ❖ National
 - West's Legal Forms
- ❖ Federal
 - Bender's Federal Practice Forms
- ❖ State
 - Florida Jur Forms – Legal & Business

Category

- ❖ Litigation
 - Federal Procedural Forms
- ❖ Transactional
 - Southeast Transaction Guide

Subject

- ❖ Contracts
- ❖ Corporations
- ❖ Employment
- ❖ Environmental
- ❖ Family Law
- ❖ Immigration
- ❖ Property
- ❖ Securities
- ❖ Tax

Sources of Forms

- ❖ Lexis Advance – Westlaw – Bloomberg Law
- ❖ Law firm / company databank
- ❖ Client files
- ❖ Print
- ❖ Internet

(...maybe...beware!)

OK!!



flcourts.org

Really??



DIY Form Websites – *Use Cautiously!*

Legal Zoom <https://www.legalzoom.com/legalforms/>

Nolo <https://store.nolo.com/products/free-forms-library>

Public Legal <https://www.ilrg.com/forms>

RocketLawyer <https://www.rocketlawyer.com/legal-documents-forms.rl>

Consider the time you will spend ensuring the form accurately reflects your jurisdiction's law vs. using a trusted source:

Print form book

Government website

Subscription database

Firm/company database

Forms on Government Websites

Federal Bankruptcy Forms

uscourts.gov

B 410	Proof Of Claim
B 410A	Proof Of Claim, Attachment A
B 410S-1	Proof Of Claim, Supplement 1
B 410S-2	Proof Of Claim, Supplement 2

Florida Corporation Forms

sunbiz.org

Resignation of Officers/Directors (PDF)
Resignation of a Registered Agent (PDF)
Change of a Registered Agent/Registered Office (PDF)
Statement of Withdrawal (PDF)

- ❖ Start with government website
 - Free
 - Generally downloadable
- ❖ Probably “official” forms
 - May be able to add critical information
 - Provides consistency for review by courts, department of state, etc.

Legislative & Administrative Forms

Legislative

Florida Statute § 766.1065 Authorization for Release of Protected Health Information

AUTHORIZATION FOR RELEASE OF
PROTECTED HEALTH INFORMATION

A. I, _(Name of patient or authorized representative)_ [hereinafter "Patient"], authorize that _(Name of health care provider to whom the presuit notice is directed)_ and his/her/its insurer(s), self-insurer(s), and attorney(s), and the designated treating health care provider(s) listed below and his/her/its insurer(s), self-insurer(s), and attorney(s) may obtain and disclose (within the parameters set out below) the protected health information described below for the following specific purposes:

Administrative

Florida Administrative Code § 69J-123.002 Civil Remedy Notice

(1) The civil remedy notice required by section 624.155, F.S., shall be electronically submitted on Form DFS-10-363, "Civil Remedy Notice of Insurer Violation," (Effective 10-14-08), which is hereby adopted and incorporated by reference. The form shall be submitted to the Department of Financial Services, Bureau of Consumer Assistance, through the website at <https://apps.fldfs.com/civilremedy>. No fee is required.

Treatises & Form Books

Treatises

- ❖ Secondary source written by an expert about a particular subject
- ❖ May contain forms
- ❖ Benefit:
 - Get explanation & analysis of the law along with forms
- ❖ Example:
 - Florida Torts

Form Books

- ❖ Secondary source with primarily forms
- ❖ Minimal (if any) explanation about the law
- ❖ Benefit:
 - May provide more advanced forms
- ❖ Example:
 - Nichols Cyclopedic of Federal Procedure Forms

Law Library Research Guides www.law.miami.edu/iml/library/law-research-guides

- Subject Guide to Treatises & Looseleaves
- Florida Forms

Westlaw

Content types

Federal materials

State materials

Practice areas

Cases

Trial Court Orders

Statutes & Court Rules

Secondary Sources

Practical Law

Regulations

Administrative Decisions & Guidance

Arbitration Materials

Briefs

Expert Materials

Forms

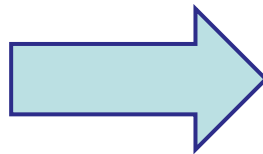
Jury Verdicts & Settlements

Key Numbers 

Proposed & Adopted Regulations

Proposed & Enacted Legislation

Trial Court Documents



Please do not use the top search box!

Instead, try to narrow your search by:

Forms by State

Alabama	Kentucky	North Dakota
Alaska	Louisiana	Ohio

Forms by Topic

Admiralty & Maritime	Environmental Law	Patents
Arbitration	Estate Planning	Personal Injury

Forms by Publication

American Jurisprudence Legal Forms 2d	Federal Procedural Forms
American Jurisprudence Pleading & Practice Forms Annotated	Handling Motor Vehicle Accident Cases: Case Files
Basic Legal Transactions	Lane's Goldstein Litigation Forms
Business Transactions Solutions	Nichols Cyclopedic of Federal Procedure Forms
Complete Manual of Criminal Forms	Nichols Cyclopedic of Legal Forms Annotated

Your client claims to have been wrongfully discharged from her job.

Westlaw → Forms → Forms by Topic → Labor & Employment → Forms by Publication → “Employment Law Checklists & Forms”

Employment Law Ch... ▾

Search Employment Law Checklists & Forms

1. Run a search in this publication

Employment Law Checklists & Forms

☆ Add to favorites

🔗 Copy link

Browse Table of Contents below or search above. ⓘ

2. Use the Table of Contents

🔍 Search TOC ▾

Reading Mode



- Part I. Title VII of the Civil Rights Act of 1964—Checklists
- Part II. Reconstruction Era Civil Rights Acts—Checklists
- Part III. Age Discrimination in Employment Act (ADEA)—Checklists
- Part IV. Equal Pay Act of 1963 (EPA)—Checklists
- Part V. Americans with Disabilities Act of 1990 (ADA)—Checklists
- Part VI. Worker Adjustment and Retraining Notification Act (WARN)—Checklists
- Part VII. Family and Medical Leave Act of 1993 (FMLA)—Checklists
- Part VIII. Employee Retirement Income Security Act (ERISA)—Checklists
- Part IX. Consolidated Omnibus Budget Reconciliation Act of 1985 (COBRA)—CHECKLISTS
- Part X. Wrongful Termination: Employment-at-Will and Related Claims—CHECKLISTS [Chapter View]

Tools & Resources

Employment Law Checklists & Forms Index

3. Use the Index

Employment Law Checklists & Forms (3)

1 - 3



Sort: Relevance ▾

 Select all items · No items selected

1. § 73:7.Pleadings, discovery and trial

Employment Law Checklists and Forms · EMPL-CF § 73:7

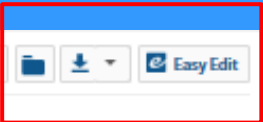
Filing **complaint** and jury demand [a form is provided in Ch 72]. Notice or fact-intensive pleading. Note: Some claims require attachment of documents, such as a contract, or explicit pleading, such as defamation. Parties. Corporate employer. Direct liability for adverse employment decision. Respondeat superior liability for torts of managing agents...

...Louis A. Jacobs, and Andrew J. Ruzicho II Part **Wrongful Termination**: Employment-at-Will and Related Claims—CHECKLISTS Chapter **Wrongful Termination**—Employment-at-Will In General References § Pleadings, discovery and trial Filing **complaint** and jury demand [a form is provided in Ch 72...

2. § 80:4.Complaint and jury demand

Employment Law Checklists and Forms · EMPL-CF § 80:4

Plaintiff is a resident of County, (State), and was employed by Defendant for 22 years as a . Defendant Corporation operates a place of business in County, (State), and employed Plaintiff there. Defendant Supervisor is employed by Defendant Corporation and empowered to make final corporate decisions regarding employment. Plaintiff was told on , 20,...



§ 80:4. Complaint and jury demand

Summary | References | Correlation Table

In the Court of _____(General Jurisdiction)
_____ County, _____(State)

_____(Plaintiff's name),

Case No. _____

_____(Address), Plaintiff

v.

Complaint and

_____(Defendants' name),

Jury Demand

_____(Address), Defendants

Count One

1. Plaintiff is a resident of _____ County, _____(State), and was employed by Defendant for 22 years as a _____.

2. Defendant Corporation operates a place of business in _____ County, _____(State), and employed Plaintiff there.

View Full TOC

Part X. Wrongful Termination: Employment-at-Will and Related Claims—CHECKLISTS

< Chapter 80. Wrongful Termination —Forms

Summary

§ 80:1. Application form

§ 80:2. Offer of employment

§ 80:3. Handbook receipt

§ 80:4. Complaint and jury demand

§ 80:5. Answer, defenses and affirmative defenses

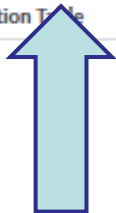
§ 80:6. Plaintiff's interrogatories

§ 80:7. Defendant's interrogatories

§ 80:8. Plaintiff's request for documents


§ 80:9. Defendant's request for documents

Correlation Table >



- “Unofficial”
- Not jurisdiction specific
- Possible state law research question: requesting bench trial vs. jury trial?

Practical Law (a separate database within Westlaw)

Content types	Federal materials	State materials	Practice areas	Tools
Cases		Briefs		
Trial Court Orders		Expert Materials		
Statutes & Court Rules		Forms		
Secondary Sources		Jury Verdicts & Settlements		
Practical Law		Key Numbers 		
Regulations		Proposed & Adopted Regulations		
Administrative Decisions & Guidance		Proposed & Enacted Legislation		
Arbitration Materials		Trial Court Documents		

- Primarily transactional workflow documents
- Practical guidance by and for practicing attorneys
- Generally more advanced forms

As general counsel for a Texas company, you need to terminate your employee.

Westlaw → Practical Law → Practice Areas → Labor & Employment Forms by Topic → Labor & Employment → Termination, Layoffs & Plant Closings

The screenshot displays the Westlaw Practical Law interface for the search results of 'Termination, Layoffs & Plant Closings'. The page is divided into a left-hand filter sidebar and a main content area.

Filter Sidebar:

- Termination, Layoffs ...** Search Termination, Layoffs & Plant Closings
- Filter**
- Select multiple
- Resource Type** -
- Narrow Resource Type**
- Practice note: overview 12
- Practice notes 25
- Standard documents 70
- Standard clauses 4
- Checklists 37
- Toolkit 6
- Articles 10
- Legal Updates 152
- State Q&A 103
- Glossary 4
- Jurisdiction** +

Main Content Area:

- Home > Labor & Employment > Termination, Layoffs & Plant Closings
- ☆ [Termination, Layoffs & Plant Closings \(423\)](#)
- 1 - 20 > Sort: Resource Type
- Select all items · No items selected
- Practice note: overview**
- > **1. Commissions Owed on Termination State Laws Chart: Overview**
Practice note: overview · Law stated as of 11-Apr-2019
Alabama, Alaska, Arizona... Show all Jurisdictions
- > **2. Defamation Basics State Laws Chart: Overview**
Practice note: overview · Maintained
Alabama, Alaska... Show all Jurisdictions
- > **3. Extraterritorial Coverage Under Major US Employment Laws Chart: Overview**
Practice note: overview · Maintained · National/Federal
- > **4. Individual FMLA Jury Awards and Settlements Chart: Overview**
Practice note: overview · Law stated as of 18-Mar-2019 · National/Federal

After filters applied: Standard Documents & Texas

The screenshot shows a search interface with a filter sidebar on the left and search results on the right. The filter sidebar includes a 'Filter' section with a 'Clear' button, a 'Select multiple' toggle, and two filter categories: 'Resource Type' and 'Jurisdiction'. Under 'Resource Type', 'Standard documents' is selected with a count of 2. Under 'Jurisdiction', 'United States' is selected, and 'Texas' is also selected with a count of 2. The search results on the right are titled 'Termination, Layoffs & Plant Closings (2)'. It shows '1 - 2' results, sorted by 'Resource Type'. There are two results listed under the heading 'Standard documents':

- 1. **Separation and Release of Claims Agreement (TX)**
Standard documents · Law stated as of 16-Jan-2020 · Texas
- 2. **Settlement and Release of Claims Agreement: Single Plaintiff Employment Dispute (TX)**
Standard documents · Law stated as of 31-Mar-2020 · Texas

❖ 1st result:

- Terminology – separation vs. termination
- Updated January 2020

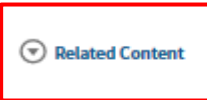
❖ 2nd result:

- Litigation related
- Updated March 2020

Separation and Release of Claims Agreement (TX)

by Practical Law Labor & Employment

Law stated as of 16 Jan 2020 - Texas



- Search Within
- New Annotation
- Hide Annotation
- Add To Folder
- Email
- Print
- Download
- Open in Word
- Show Drafting Notes
- Copy link
- Create Alert
- Provide Feedback

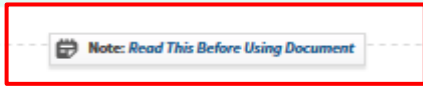


A Texas-compliant separation agreement (also commonly referred to as a severance agreement) between an employer and a departing employee specifying terms of the employee's separation from employment, including a release of legal claims against the employer in exchange for a benefit. This Standard Document is drafted in favor of the employer. It is based on Texas law and is intended for use with employees or businesses located in Texas. This Standard Document has integrated notes with important explanations and drafting tips.



Practical Law Automated Document Powered by Contract Express
Create a first draft of this document by answering a series of questions written by Practical Law editors. Included in your Practical Law subscription.

[Start drafting](#)



Separation and Release of Claims Agreement (TX)

This Separation and Release of Claims Agreement ("Agreement") is entered into by and between [EMPLOYER NAME], a [STATE OF INCORPORATION OR LOCATION] [TYPE OF ENTITY] (the "Employer"), [on behalf of itself, [its parent(s), subsidiaries, and other corporate affiliates,] and [its/each of their respective] [present and former] employees, officers, directors, owners, shareholders, and agents[, individually and in their official capacities] (collectively referred to as the "Employer Group")], and [EMPLOYEE NAME] (the "Employee")[, residing at [EMPLOYEE'S ADDRESS]] (the Employer and the Employee are collectively referred to as the "Parties") as of [DATE] (the "Execution Date").



The Employee's last day of employment with the Employer [is/was] [DATE] (the "Separation Date"). After the Separation Date, the Employee will not represent [and has not represented] [himself/herself] as being an employee, officer, attorney,

- “Unofficial”
- Jurisdiction specific
- Annotated
- Many built-in tools

Lexis Advance

Explore Content				
Content Type	Federal	State	Practice Area or Industry	International
Cases		Secondary Materials		News
Statutes & Legislation		Treatises & Practice Guides		Legal News
Statutory Codes		Law Reviews & Journals		Jury Instructions
Archived Codes		Briefs, Pleadings & Motions		Jury Verdicts & Settlements
Administrative Codes & Regs		Forms		
Administrative & Agency Materials		Expert Witness Materials		
Arbitration Materials				



Enter a source name, a citation, terms or shep: [citation] to Shepardize®.

Forms



Please do not use the top search box!

Instead, try to narrow your search by:

State		
Alabama	Illinois	Nebraska
Alaska	Indiana	Nevada
Arizona	Iowa	New Hampshire
Arkansas	Kansas	New Jersey

Practice Area		
Administrative Law	Constitutional Law	Healthcare Law
Admiralty & Maritime Law	Contracts Law	Immigration
Antitrust & Trade Law	Copyright Law	Insurance Law
Banking Law	Criminal Law & Procedure	International Law

Your client and his brother want to partition the farmland they own in Homestead, Florida.

Lexis → Forms → Florida → Real Property Law → Search Template

title(petition or complaint) and partition

Forms | [Select a different content type](#) ▾

▼ Terms

All of these terms

partition

Any of these terms

This exact phrase

Exclude these terms


Document Segments/Fields

While these segments apply to the majority of documents, they may not apply to all documents.

Citation

Title

petition or complaint

FL; Real Property Law; Forms 

Forms (2)



1. [Form Of Complaint](#)

[Forms from Florida Real Property Litigation](#) | 4.2.1

Chapter 4 PARTITION > § 4.2. PROCEDURAL ISSUES > D. Complaint > 2. Form Of Complaint

... prejudicial to the interests of Defendants. 7. The prosecution of this **partition** action is for the common benefit of Plaintiff and Defendants. Plaintiff ...

... VERIFIED **COMPLAINT** FOR **PARTITION** Plaintiff, (name) , by and through undersigned counsel, files this verified **complaint** for **partition** against (name) and ...

... sworn and says that he or she has read the Verified **Complaint For Partition** , and as to the facts stated to be true, they ...

... LexisNexis(R) Forms FORM 22754-4.2.1 4.2.1 Form Of **Complaint** Florida 1 Florida Real Property Litigation § 4.2 IN THE CIRCUIT ...

... (name) ("Defendants") , and alleges: 1. This is an action for **partition** of real property instituted under F.S. Chapter 64. 2. The real ...

 [View Table of Contents](#)

2. [Complaint in Action by Certain Lineal Descendants Against Other Lineal Descendants for Partition of Homestead Property.](#)

[Forms from LexisNexis Practice Guide: Florida Estate & Probate Practice](#) | FORM 4.45

CHAPTER 4 Homestead Rights: Surviving Spouse, Children, and Heirs > VI. FORMS > § 4.45 Complaint in Action by Certain Lineal Descendants Against Other Lineal Descendants for Partition of Homestead Property.

... LexisNexis(R) Forms FORM 1386-4.45 FORM 4.45 **Complaint** in Action by Certain Lineal Descendants Against Other Lineal Descendants for **Partition** of Homestead Property. Florida LexisNexis Practice Guide: Florida Estate & Probate ...

... state and county taxes upon the lands sought herein to be **partitioned** for the current year are dollars (\$), and are now ...

 [View Table of Contents](#)

Your client and his brother want to partition the farmland they own in Homestead, Florida.

Better approach (I think):

Lexis → State → Florida → All Florida Forms

[Forms from Drafting Marriage Contracts in Florida | i](#)

[Forms from Florida Automobile Insurance Law | i](#)

[Forms from Florida Civil Trial Practice | i](#)

[Forms from Florida Commercial Landlord Tenant Law | i](#)

[Forms from Florida Criminal Practice and Procedure | i](#)

[Forms from Florida Estates Practice Guide | i](#)

[Forms from Florida Family Law | i](#)

[Forms from Florida Real Estate Transactions | i](#)

[Forms from Florida Real Property Complex Transactions | i](#)

[Forms from Florida Real Property Litigation | i](#)

[Forms from Florida Small Business Practice | i](#)

[Forms from Florida Torts | i](#)

[Forms from LexisNexis Automated Florida Guardianship Forms | i](#)

[Forms from LexisNexis Automated Florida Probate Forms | i](#)

[Forms from LexisNexis Practice Guide Florida Civil Procedure: Motions | i](#)

[Forms from LexisNexis Practice Guide Florida Personal Injury | i](#)

[Forms from LexisNexis Practice Guide: Florida Business Torts | i](#)

[Forms from LexisNexis Practice Guide: Florida Civil Discovery | i](#)

[Forms from LexisNexis Practice Guide: Florida Contract Litigation | i](#)

[Forms from LexisNexis Practice Guide: Florida Estate & Probate Practice | i](#)

[Forms from LexisNexis Practice Guide: Florida Pretrial Civil Procedure | i](#)

[Forms from LexisNexis Practice Guide: Florida Trial and Post-Trial Procedure | i](#)

- Treatise with forms portion pulled out separately
- Could look at treatise for explanation & analysis

Results for: partition /10 complaint or petition

Edit Search

Actions ▾

Forms from Florida Real Property Li...

Forms (1)



[Forms from Florida Real Property Litigation \(FLCLE\)](#) > [Chapter 4 PARTITION](#)

1. [Form Of Complaint](#)


[Forms from Florida Real Property Litigation](#) | [4.2.1](#)

[Chapter 4 PARTITION](#) > [§ 4.2. PROCEDURAL ISSUES](#) > [D. Complaint](#) > [2. Form Of Complaint](#)


4.2.1 Form Of Complaint Florida 1 Florida Real Property Litigation § 4.2 IN THE CIRCUIT COURT COUNTY, FLORIDA Case No. , Plaintiff, vs. , Defendant. VERIFIED COMPLAINT FOR PARTITION Plaintiff, (name) , by and through undersigned counsel, files this verified complaint for partition against (name) and (name) ("Defendants") , and alleges: 1. This is an action for partition of real property instituted under F.S. Chapter 64. 2. The real property (the "Property") that is the subject of this action is situated in ...

... sworn and says that he or she has read the Verified **Complaint For Partition** , and as to the facts stated to be true, they ...

... Plaintiff, vs. , Defendant. VERIFIED **COMPLAINT FOR PARTITION** Plaintiff, (name) , by and through undersigned counsel, files this verified **complaint for partition** against (name) ...


 Go to All terms Search Document

View full table of contents
 > Forms from Florida Real Property Litigation (FLCLE)
 4.2.1 Form Of Complaint
 4.2.2 Form Of Judgment (Divisible Property)



< Previous Next >
LexisNexis(R) Forms FORM 22754-4.2.1
 Litigation
 Complaint
 Florida

4.2.1 Form Of Complaint

IN THE CIRCUIT COURT
 _____ COUNTY, FLORIDA
 Case No. _____

 Plaintiff,
 vs.

 Defendant.

VERIFIED COMPLAINT FOR PARTITION

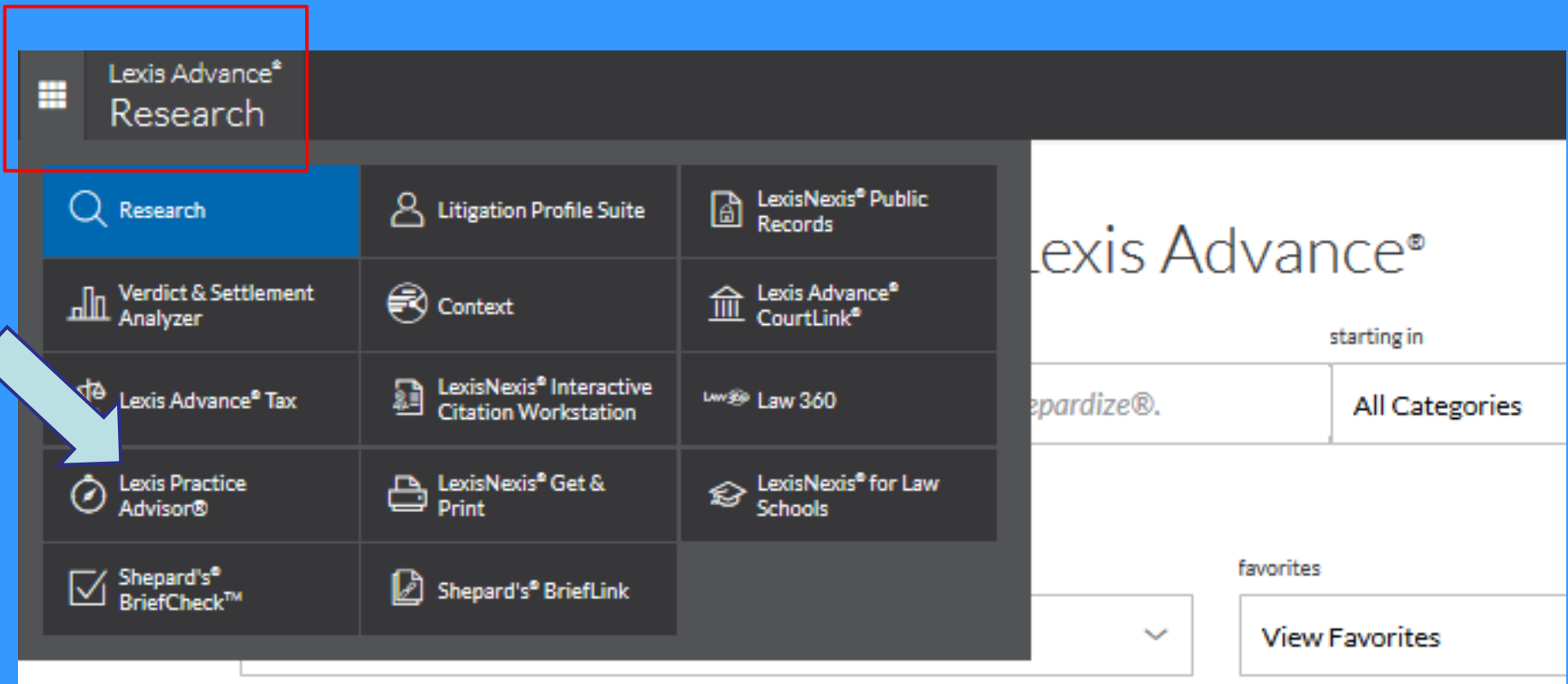
Plaintiff, *(name)* , by and through undersigned counsel, files this verified **complaint for partition** against *(name)* and *(name)* ("Defendants"), and alleges:

1. This is an action for partition of real property instituted under F.S. Chapter 64.
2. The real property (the "Property") that is the subject of this action is situated in _____ County, Florida, and is more particularly described as follows:

[legal description]

- “Unofficial”
- Jurisdiction specific
- Possible change to form: what if parties are adversaries?


Practice Advisor (a separate database within Lexis)



- Workflow documents
- Practical guidance by and for practicing attorneys
- Generally more advanced forms

Your client's brother doesn't want to partition the property in Homestead, Florida.

Lexis → Practice Advisor → Practice Area → Real Estate → Content Type → Forms → Narrow to Florida → search: partition

Results for: partition  Actions

Forms 4

Narrow By

Real Estate X

Florida X

Clear

Search Within Results

Enter search terms



> Form Type

> Real Estate Topics

Forms (4)



1. Office Lease Agreement (Long Form) (FL)

... the outside walls or surfaces of the Building nor shall the interior or exterior of any windows be coated without the prior written consent of Landlord. Except as otherwise specifically approved by Landlord, all electrical ceiling fixtures hung in offices or spaces along the perimeter of the Building must be fluorescent and of a quality, type, design, and bulb color approved by Landlord. Tenant shall not place anything or allow anything to be placed near the glass of any window, door, **partition** ...

Form Type
LPA Authored Forms

2. Notice of Lis Pendens (Foreclosure) (FL)

... Residential Mortgage Foreclosure (FL) and Commercial Mortgage Foreclosure (FL). For additional forms see Mortgage Foreclosure Complaint (Location of Promissory Note Known) (FL), Mortgage Foreclosure Complaint (Location of Original Note Unknown) (FL), and Summons (Foreclosure) (FL). NOTICE OF LIS PENDENS TO DEFENDANT(S), AND ALL OTHERS WHOM IT MAY CONCERN: YOU ARE NOTIFIED OF THE FOLLOWING: (a) The plaintiff has instituted this action against you seeking ("to foreclose a mortgage" or "to **partition** ...

Form Type
LPA Authored Forms

3. Retail Lease Agreement (Long Form) (FL)

... Landlord expressly reserves the exterior face of exterior walls, the roof, and the use thereof, together with the right to install, maintain, use, repair, and replace such pipes, duct work, conduits, utility lines, wires, vents, and the like through the area above the ceiling, the columns and the space surrounding the columns, **partitions**, in or beneath floor slabs, on, above, or below the Premises, or other locations as may be reasonably necessary for the servicing of the Premises or other portions ...

Form Type
LPA Authored Forms

4. Notice of Lis Pendens (FL)

... a mortgage" or "to **partition**" or "to quiet title" or other type of action]) with respect to the property described below; Drafting Note to Paragraph (a) A notice of lis pendens provides formal notice to potential buyers as well as parties wishing to place a lien on a property that an action has been filed that could affect title to the property. There are many types of actions that can affect title, including mortgage foreclosures, mechanic's lien foreclosures, tax lien foreclosures, **partition** ...

Form Type
LPA Authored Forms



Notice of Lis Pendens (FL)

► Summary

– Collapse all Drafting Notes

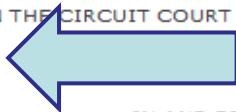
+ Expand all Clauses



NOTICE OF LIS PENDENS

IN THE CIRCUIT COURT OF THE [name of circuit] JUDICIAL CIRCUIT

+ Alternate Clause



IN AND FOR [name of county], FLORIDA

[name of division] DIVISION

NOTICE OF LIS PENDENS

TO DEFENDANT(S) [name(s) of defendant(s)], AND ALL OTHERS WHOM IT MAY CONCERN:

– Drafting Note

Drafting Note to Addressee Line

The notice should include the names of every person and/or entity with an interest in the property as defendants. After the lis pendens is recorded, the plaintiff's attorney should run a title search on the gap period covering the time between the last title search used to prepare the complaint and the date of recording the notice of lis pendens. If any parties acquire an interest in the property during this period, they should be joined as defendants in the action and the notice of lis pendens should be amended to add their names.

YOU ARE NOTIFIED OF THE FOLLOWING:

(a) The plaintiff has instituted this action against you seeking [describe type of action ("to foreclose a mortgage" or "to partition" or "to quiet title" or other type of action)] with respect to the property described below:

– Drafting Note

Drafting Note to Paragraph (a)

A notice of lis pendens provides formal notice to potential buyers as well as parties wishing to place a lien on a property that an action has been filed that could affect title to the property. There are

▼ About This Document

📄 Quick Download

Drafting Notes

Alternate & Optional Clauses

Current as of: 04/03/2019

► Related Content



- “Unofficial”
- Jurisdiction specific

- Annotated
- Many built-in tools

When using forms, ALWAYS remember...

- ❖ Forms are a starting place*
- ❖ One size does NOT fit all
- ❖ May need to combine one or more forms and/or add clauses
- ❖ Read final document for:
 - Completeness
 - Consistency

* May not have leeway with official forms.

Any questions?



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