

**Harbour Walk Apartments
8302 Crystal Harbour Drive
Tampa, Florida 33615**

September 30, 2015

Harbour Walk Apartments
8302 Crystal Harbour Dr.
Tampa, FL 33615

RE: Sale of Apartment Community

Dear Valued Resident:

We are pleased to announce that the owners of Harbour Walk Apartments sold the community and assigned your lease today. The new owners are excited about this ownership transfer and look forward to getting to know each of you.

Please continue to pay your rent that is due on the 1st day of each month via personal or cashier's check payable to FL HARBOUR WALK, LLC, and MILNER HARBOUR WALK SP, LLC. Please note if you had previously initiated an ACH or any other form of automatic payment with the prior owner or typically pay your rent through their website, this is NO LONGER available effective today. We are in the process of setting up new on-line payment options and once completed will send written communication with the detailed information. We apologize for any inconvenience this may cause and appreciate your patience during this transition.

In addition, the new owners have established an FDIC insured non-interest bearing security deposit account in accordance with Florida Statute 83.49 at BB&T located at 400 N Tampa Street, Ste. 2500 Tampa, FL 33602 into which all security deposits received from the seller shall be deposited.

We look forward to working with each of you. Please feel free to contact me if you have any questions or concerns regarding this transition. If you have maintenance concerns continue to report service calls to the office at (813) 844-1821. After hours emergencies can reach maintenance at (813) 852-4455.

Sincerely yours,

Management

The following is Florida Statute 83.49 which we are required to provide to you: YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.