

MIRZA BASULTO & ROBBINS, LLP

ATTORNEYS AT LAW

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FINAL DEMAND LETTER

**DELIVERED VIA US MAIL AND CERTIFIED MAIL WITH RETURN RECEIPT
ARTICLE NO. 0000 0000 0000 0000 0000**

Unit Owner
1234 Main Street
Unit 123
Anytown, Florida 12345-6789

Re: 1234 Main Street, Unit 123
BLANK CONDOMINIUM

Dear Unit Owner:

Please be advised that this office represents Blank Condominium Association, Inc.

Below are the current itemized figures of your maintenance dues and costs incurred to date which are past due. The following sums remain outstanding and are due immediately to prevent foreclosure.

Special Assessment due 7/1/06	\$ 300.00
Maintenance due 9/1/06, 3/1/07 and 4/1/07 at \$270/mon.	\$ 810.00
Shortage on Mainten.due 1/1/09 through 6/1/09 of \$70 ea. mon.	\$ 420.00
Maintenance due 8/1/09 and 9/1/09 at \$280/mon.	\$ 560.00
Interest through 9/30/09	\$ 625.72
Late Fees- 12 @ \$10	\$ 120.00
Attorneys' fees through 9/30/09	<u>\$ 552.32</u>
TOTAL (through 9/30/09)	\$3,388.04

Should further legal action be necessary in this matter, you will be held responsible for any further attorney's fees and costs incurred in addition to those set forth above.

This is a Final Notice. Unless the entire sum is paid in full on or before thirty (30) days from your receipt of this correspondence, we will then recommend proceeding with appropriate actions to protect the Association's interest, including but not limited to the

ASSAD S. MIRZA
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RUSSELL M. ROBBINS
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foreclosure action. **Substantial additional costs and attorney's fees** may be incurred in such event.

Unless within thirty (30) days after receipt of this correspondence you dispute the validity of the amounts due, or any portion thereof, the amount due will be assumed to be valid. If you notify this office in writing within the thirty (30) day period that the amounts due or any portion thereof is disputed, this office will obtain verification of the amount due and verification will be mailed to you by this office.

If you dispute the amount due we would appreciate your submitting any documentation or evidence that you have in support of your contention that the amounts due are not correct.

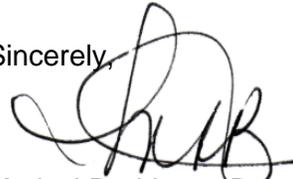
Mirza Basulto & Robbins, LLP is a debt collector attempting to collect a debt and any information obtained will be used for that purpose.

Once the above amount is received foreclosure will be stopped, and no Claim of Lien will be recorded if the payment of that amount brings your account current. If not, a lien will be recorded in the public records of Broward County to secure this debt, as well as costs, interest and attorney's fees incurred in collecting the additional amounts

Please make your check payable to Mirza, Basulto, & Robbins, LLP and mail to:

Marisol Rodriguez Basulto, P.A.
Attn: Collections Specialist
14160 N.W. 77th Court, Suite 22
Miami Lakes, Florida 33016-1506

Sincerely,



Marisol Rodriguez Basulto, Esq.
Counsel for Blank Condo Association, Inc.

cc: Addressee (sent by regular mail)
Blank Condominium Association, Inc. Board of Directors

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