

# THREE DAY NOTICE TO COMPLY WITH LEASE OR VACATE

This Notice is given to:

This Notice is given by:

\_\_\_\_\_  
Tenant/Occupant Name

\_\_\_\_\_  
Landlord/Owner Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

You have violated your lease agreement as follows:

\_\_\_\_\_  
\_\_\_\_\_

You must do one of the following:

1. Within three calendar days, you must bring your lease violation into compliance. Calendar days includes weekend days and holidays, but does not include the day of service.
2. If you do not comply with your rental agreement within three calendar days, you must move out of the premises you have rented. (Utah Code 78B-6-802(1)(h)) Move out means leave the premises, take all your belongings and leave any keys or access cards.

If you do not comply you may be determined by a court to be in “unlawful detainer” and evicted. If that happens, you would be removed from the property and may be liable for amounts due under your rental contract plus attorney fees, court costs and treble damages. Treble damages means three times the amount of the damages. This could include rent, late fees, and property damage.

Information about the eviction process can be found at:

[www.utcourts.gov/howto/landlord/eviction.html](http://www.utcourts.gov/howto/landlord/eviction.html)

Print Name: \_\_\_\_\_

\_\_\_\_\_  
Landlord/Owner Signature ►

\_\_\_\_\_  
Date

**RETURN OF SERVICE**

This Notice was served upon \_\_\_\_\_ (name) on \_\_\_\_\_ (date) in the following manner (check the appropriate boxes):

- A copy was delivered to the tenant/occupant personally.
- A copy was sent through certified or registered mail to the tenant/occupant's address.
- A copy was posted in a conspicuous place on the premises, as no one was home.
- A copy was left with \_\_\_\_\_ a person of suitable age and discretion at:

tenant/occupant's residence or  tenant/occupant's place of business  
AND

a second copy was mailed to  tenant/occupant's residence or  place of business.

Print here \_\_\_\_\_  
Name of person serving this notice

Sign here \_\_\_\_\_  
Name of person serving this notice