

# UTAH NOTICE TO QUIT

To: \_\_\_\_\_  
(All residents (tenants and subtenants) in possession)

**The premises herein referred to is located at:**

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: Utah Apt #: \_\_\_\_\_

In accordance with your lease agreement signed on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and the laws mandated by the State of \_\_\_\_\_, the recipient of this notice is hereby required to do the following **within** \_\_\_\_\_ (\_\_\_\_) **days** after receiving said notice (check the appropriate box):

## NON-PAYMENT OF RENT

- Pay to the undersigned or \_\_\_\_\_ (authorized agent), the rent for the premises hereinafter described, of which the total rent now due is (check all that apply):

- Back-Rent: \$ \_\_\_\_\_

- Penalties/Late Fees: \$ \_\_\_\_\_

- Other: \$ \_\_\_\_\_

**Total amount due: \$ \_\_\_\_\_**

## LEASE / LAW VIOLATION

- Remedy the violation, described as: \_\_\_\_\_

You shall notify the landlord within the notice period that the violation has been cured or quit and deliver the possession of the premises.

- Quit and deliver possession of the premises due to an illegal act committed on the premises, the illegal act consisting of \_\_\_\_\_ and therefore your tenancy is now terminated.

## MONTH-TO-MONTH TENANCY TERMINATION

- I am your Landlord and this is the Tenant's official notice that the lease that commenced on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ will be terminated on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_. Termination for the Landlord must be at least \_\_\_\_\_ (\_\_\_\_\_) days from the next payment date.

- I am your Tenant and this is the Landlord's official notice that the lease that commenced on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ will be terminated on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_. Termination for the Tenant must be at least \_\_\_\_\_ (\_\_\_\_\_) days from the next payment date.

**YOU ARE FURTHER NOTIFIED THAT** if you fail to perform or otherwise comply with the demands in this notice, that the landlord may file legal proceedings and a judgment may be made against you. Any judgment may also include the landlord's costs and attorney's fees for filing an eviction action.

**Landlord / Agent Signature:** \_\_\_\_\_

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## CERTIFICATE OF SERVICE

I certify that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ I served this notice to \_\_\_\_\_ by:

- Delivering it personally to the person in possession.
- Delivering it on the premises to a member of his/her family or household or an employee of suitable age and discretion with a request that it be delivered to the person in possession.
- First-class mail addressed to the person in possession.

**Signature:** \_\_\_\_\_