

THREE DAY NOTICE TO PAY OR TO 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 are behind in your payments required by your rental agreement with your landlord.

You are required to either pay everything you owe as indicated below, or move out within three business days. (Utah Code 78B-6-802(1)(c)) Move out means leave the premises, take all your belongings and leave any keys or access cards.

1. Within three business days, you must pay the entire amount of money that is now owed to your landlord for rent. Business days do not include weekend days and holidays. You do not count the day you receive this notice. The total amount due is _____. Rent is due for the following time period(s): _____

2. Within three business days, you must pay the entire amount of money that is now owed to your landlord for amounts due under the rental agreement other than rent. Business days do not include weekend days and holidays. You do not count the day you receive this notice. The total amount due is _____. The amounts due other than rent are as follows: _____

3. If you do not pay all of the money you owe within three business days, you must move out of the premises you have rented. Move out means leave the premises, take all your belongings and leave any keys or access cards. Business days do not include weekend days and holidays. You do not count the day you receive this notice.

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 agreement 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

The court's Finding Legal Help web page (www.utcourts.gov/howto/legalassist/) provides information about the ways you can get legal help, including the Self-Help Center, reduced-fee attorneys, limited legal help and free legal clinics.

_____ Landlord/Owner Signature ► _____
Date _____ Printed Name _____

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