

**THREE DAY NOTICE TO VACATE  
FOR ENGAGING IN UNLAWFUL BUSINESS ON OR IN THE PREMISES**

This Notice is given to:

This Notice is given by:

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

\_\_\_\_\_  
Landlord/Tenant Name

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

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

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

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

You have engaged in unlawful business on or in the rental premises as follows:

You must move out of the premises within three calendar days. (Utah Code 78B-6-802(1)(e)) Move out means leave the premises, take all your belongings and leave any keys or access cards. Calendar days includes weekend days and holidays, but does not include the day of service.

If you do not move out of the premises, 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)

The court’s Finding Legal Help web page ([www.utcourts.gov/howto/legalassist/](http://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.

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
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