

# UTAH NOTICE OF EVICTION

## THREE (3) DAY NOTICE

Dear \_\_\_\_\_,

This notice is to the person(s) named above and to all residents, including, tenants and subtenants, in possession and all other in possession of the premises located at the following mailing address: \_\_\_\_\_.

In accordance with your lease agreement signed on \_\_\_\_\_, 20\_\_\_\_, and in accordance with the laws located in the State of Utah, **WITHIN THREE (3) DAYS** after service on you of this notice, you are hereby required to comply with the following: (check one)

- **Non-Payment of Rent.** The tenant is in violation of their lease due to non-payment of rent. The tenant is required to pay the following:

Past Rent: \$\_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_

Late Fees: \$\_\_\_\_\_ Describe: \_\_\_\_\_

Other Fees: \$\_\_\_\_\_ Describe: \_\_\_\_\_

The total amount due for the premises hereinafter described is hereby due and payable within the notice period under the payment instructions located in your lease agreement or as mentioned hereunder. Failure to pay shall require you to quit and deliver up the possession of the premises by the end of the notice period.

- **Non-Compliance.** The tenant is in non-compliance with the terms with their lease agreement due to the following violation: \_\_\_\_\_

Furthermore, this violation is the: (check one)

- **1<sup>st</sup> lease violation** and the tenant shall have the right to comply within the notice period.

- **2<sup>nd</sup> lease violation** and therefore the lease agreement between the landlord and tenant is forfeited. The tenant is required to vacate the premises within the notice period.

- **Illegal Activity.** The tenant has violated their lease agreement by conducting criminal activity on the premises described as: \_\_\_\_\_

Therefore, the tenant is required to vacate the premises within the notice period.



**You are further notified that** if you fail to perform or otherwise comply with the terms of this notice, the landlord hereby elects to declare the termination of your lease agreement under which you hold possession of the above-described premises. Such termination shall institute legal proceedings to recover rent and possession of said premises which would result in a judgment against you including costs and necessary disbursements together with possible statutory damages as allowed by law for such unlawful detention.

Signature \_\_\_\_\_ Date: \_\_\_\_\_

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

Telephone: \_\_\_\_\_

E-Mail: \_\_\_\_\_



# CERTIFICATE OF SERVICE

I, \_\_\_\_\_, served the attached Eviction Notice on  
\_\_\_\_\_, 20\_\_\_\_\_.

I served the Eviction Notice by: (check one)

- Delivering a copy to a tenant or occupant named on Eviction Notice. This person's name is \_\_\_\_\_.

- Leaving a copy with a person who is at least 13 years old and is an occupant who is not named in the Eviction Notice. This person's name is \_\_\_\_\_.

- Sending a copy by certified/registered mail, with return receipt from the addressee (USPS green card is attached).

- Posting a copy on the property by: (check one)

- Posting on the door.

- Sliding underneath the door.

- Other. \_\_\_\_\_.

Signature \_\_\_\_\_ Date: \_\_\_\_\_

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

