

# UTAH SECURITY DEPOSIT DEMAND LETTER

TO:

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

RE:

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

NOTICE IS HEREBY GIVEN THAT WITHIN FIVE (5) CALENDAR DAYS pursuant to Utah Code Sections 57-17-3 et seq., the owner or the owner's agent must provide the tenant, at the address below, a refund of the balance of any security deposit, the balance of any prepaid rent, and a notice of any deductions from the security deposit or prepaid rent as allowed by law.

NOTICE IS FURTHER GIVEN that the tenant vacated the property on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTICE IS FURTHER GIVEN that failure to comply with this notice will require the owner to refund the entire security deposit, the full amount of any prepaid rent, and a penalty of \$100. If the entire security deposit, the full amount of any prepaid rent, and the penalty of \$100 is not tendered to the tenant, and the tenant is required to initiate litigation to enforce the provisions of the statute, the owner may be liable for the tenant's court costs and attorney fees.

Tenant's Name(s): \_\_\_\_\_  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

This is a legal document. Please read and comply with the document's terms.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.



**Return of Service**

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I swear and attest that I served this notice in compliance with Utah Code Section 57-17-3 by:

\_\_\_\_ Delivering a copy to the owner or the owner's agent personally at the address provided in the lease agreement;

\_\_\_\_ Leaving a copy with a person of suitable age and discretion at the address provided in the lease agreement because the owner or the owner's agent was absent from the address provided in the lease agreement;

\_\_\_\_ Affixing a copy in a conspicuous place at the address provided in the lease agreement because a person of suitable age or discretion could not be found at the address provided in the lease agreement; or \_\_\_\_\_ Sending a copy through registered or certified mail to the owner or the owner's agent at the address provided in the lease agreement.

The owner's address to which the service was effected is:

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

\_\_\_\_\_  
[Server's Signature]

**Self-Authentication Declaration**

Pursuant to Utah Code Title 78B, Chapter 18a, Uniform Unsworn Declarations Act, I declare under criminal penalty of the State of Utah that the foregoing is true and correct. Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
[Server's Signature]

