

# UTAH 24- HOUR NOTICE TO ENTER

Pursuant to Utah State law, Owner/Agent hereby gives **24-HOUR NOTICE** to:

TENANT'S NAME(S): \_\_\_\_\_.

and all persons at the street address of: \_\_\_\_\_.

The Owner, Owner's Agent, or Owner's employee(s) will enter said premises on or about \_\_\_\_\_, 20\_\_\_\_ during normal business hours for the reason set forth below:

- To make necessary or agreed repairs
- To do necessary or agreed decorating
- To make necessary or agreed alterations or improvements
- To supply necessary or agreed services
- To exhibit the rental unit to prospective purchasers, mortgagees, tenants, or contractors
- To inspect waterbed or liquid-filled furniture
- To test the smoke detector
- To verify Resident has abandoned premises
- To inspect the unit prior to the termination of the tenancy if requested by Resident
- Pursuant to Court Order
- Other. \_\_\_\_\_

**Owner/Agent Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## PROOF OF SERVICE

To be filled out by Server **AFTER** service on the Tenant(s) is complete.

I, the undersigned, declare that I served this true copy on \_\_\_\_\_, 20\_\_\_\_ to the address of: \_\_\_\_\_ to the above-mentioned Tenant(s) in possession in the manner as indicated below.

- **BY DELIVERING** the notice personally to the Tenant(s) or to someone of suitable age and discretion at the premises at least \_\_\_\_ hours prior to the intended entry.

- **BY LEAVING** a copy of the notice at, near, or under the usual entry door of the premises at least \_\_\_\_ hours prior to the intended entry in a manner in which a reasonable person would discover the notice, or at least \_\_\_\_ hours prior to entry in the case of an initial inspection prior to terminating the tenancy.

- **BY MAILING** a copy of the notice addressed to the Tenant(s) at least \_\_\_\_ days prior to intended entry.

I declare under penalty of perjury that the foregoing is true and correct and if called as a witness to testify thereto, I could do so competently

**Declarant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

