

THREE DAY NOTICE TO COMPLY WITH LEASE OR 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 have violated your lease agreement as follows:

You must do one of the following:

1. Within three calendar days, you must bring your lease violation into compliance. Calendar days includes weekend days and holidays, but does not include the day of service.
2. If you do not comply with your rental agreement within three calendar days, you must move out of the premises you have rented. (Utah Code 78B-6-802(1)(h)) Move out means leave the premises, take all your belongings and leave any keys or access cards.

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 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

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