



THREE DAY NOTICE TO PAY RENT OR QUIT

NOTICE IS HEREBY GIVEN OF DEFAULT IN PAYMENTS REQUIRED UNDER THE RESIDENTIAL RENTAL AGREEMENT.

TO: _____
(List all tenants known)

Street Address

City, State, Zip

**AND ANY AND ALL OTHER
TENANTS AND RESIDENTS OF
THE FOLLOWING ADDRESS:**

I. Within three business days after service of this Notice, you are hereby required to pay by money order or cashier's check to the address listed below for the following:

RENT DUE FOR THE PERIOD THROUGH _____ \$ _____
LATE FEES ACCRUING THROUGH _____ \$ _____
OTHER FEES NOW DUE _____ \$ _____

\$ _____
TOTAL TO BE PAID \$ _____

OR

2. If payment as required is not timely made, all residents and occupants are required to vacate the above Premises within three business days. Such Premises to be surrendered to the undersigned according to the terms of the Residential Rental Agreement.

In the event the Residents and occupants fail to either vacate the Premises or pay the amounts stated above within three business days, each will be in violation of Utah Code Annotated 78B-6-801 through 816 and in unlawful detainer of the premises. Utah law provides for damages equal to three times the amount of rent and damages due for unlawful detainer. The undersigned will institute legal action to obtain restitution of the premises and a judgment for all rent, damages, court costs, future rent, attorney fees, and such other sums as provided for in the rental agreement.

THIS IS A LEGAL DOCUMENT PLEASE READ AND COMPLY WITH THE TERMS HEREIN.

Dated this _____ day of _____, 20_____.

Send Notices & Communications for Owner/Representative to:

NAME _____
ADDRESS _____
CITY, STATE, ZIP _____
TELEPHONE _____

Owner, Manager, or Agent

Return of Service

On the ____ day of _____, 20____ I swear and attest that I did serve this Notice in compliance with the provisions of Utah Code Annotated Sections 78B-6-805 by:

- Delivering a copy to the tenant personally; OR
- leaving a copy with a person of suitable age and discretion at tenant's place of business or residence; OR
- affixing a copy in a conspicuous place on the above address after failing to find a person of suitable age and discretion there.

Signature of Server

Self-authentication Declaration

Pursuant to Utah Code 78B-5-705, I declare under criminal penalty of the State of Utah that the foregoing is true and correct.

So Executed on this ____ day of _____, 20____

Signature of Server