

THREE DAY NOTICE TO PAY RENT OR QUIT

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

TO: _____
 (Any tenants and residents of the below address)

 Street Address

 City, State, Zip

PURSUANT TO UTAH STATE LAW YOU MUST DO ONE OF THE FOLLOWING:

1. Within 3 (three) days after service of this notice, you are hereby required to pay by money order to the address listed below the following:

RENT DUE FOR THE PERIOD THROUGH _____ \$ _____
LATE FEES ACCRUING THROUGH _____ \$ _____
OTHER FEES NOW DUE _____ \$ _____
TOTAL TO BE PAID \$ _____

OR

2. All residents and occupants are required to vacate the above premises within 3 (three) days. Such premises are 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 3 (three) days, each will be in violation of Utah Code Annotated 78B-6 Pt 8 and in unlawful detainer of the premises. Utah law provides for damages equal to rent plus treble damages the amount of rent 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, attorney fees, and such other sums as provided for 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/Representative

Return of Service

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

- delivering a copy to the tenant personally; OR
- sending a copy through registered or certified mail addressed to the tenant at the above address; OR
- leaving a copy with a person of suitable age and discretion at tenant's place of business or residence and mailing a second copy to Tenant at the above address; 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