

NOTICE TO PAY OR VACATE
www.utaheviction.com

(Date Served)

To: _____ and any other tenant or occupant.
(Tenant(s))

Address: _____

BE ADVISED THAT YOU ARE IN DEFAULT FOR NON-PAYMENT OF RENT.

Within **THREE CALENDAR DAYS** after service of this notice upon you, you must pay by cash or certified funds the amount due and owing with respect to the Property. The amounts due are as follows:

- | | |
|---------------------|--------------------------------|
| 1. RENT | \$ _____, from _____ to _____. |
| 2. LATE FEES | \$ _____. |
| 3. OTHER | \$ _____, for _____. |
| | \$ _____, for _____. |
| TOTAL DUE | \$ _____. |

PAYMENTS AND COMMUNICATIONS SHALL BE MADE TO:

Name: _____
Address: _____
Phone: _____

DEMAND IS MADE ON YOU TO VACATE AND SURRENDER THE PREMISES WITHIN THREE CALENDAR DAYS FOLLOWING THE SERVICE OF THIS NOTICE, OR BE SERVED WITH A SUMMONS AND COMPLAINT FOR UNLAWFUL DETAINER FILED IN A COURT OF LAW.

If you do not comply with this Notice, in accordance with Utah Code 78B-6-811, damages will be pursued against you for 1) waste; 2) amounts due under the Lease including past due rents, late fees, etc.; 3) attorney fees; and 4) court costs. **WE WILL PURSUE TREBLE DAMAGES** including three times the daily rent, late fees and/or other amounts due under the Lease for the period you were unlawfully detaining possession. We will request that judgment be entered against you and thereafter pursue enforcement of that judgment until it is fully satisfied.

Pursuant to Utah Code 78B-5-705, I declare under criminal penalty of the State of Utah that that a copy of this Notice was served on _____, the Tenant, in accordance with Utah Code 78B-6-805 on this _____ day of _____ 20__ by:

- Personally delivering a copy to the Tenant.
- Personally delivering a copy to _____, a person of suitable age and discretion at the Property because the Tenant was absent and by mailing a second copy to the Tenant at the Property.
- Sending a copy through registered or certified mail to the Tenant at the Property.
- Affixing a copy in a conspicuous place on the Property after knocking and failing to find anyone there.

DATED this _____ day of _____ 20__.

Notice prepared by K. Bradley Carr the Law Offices of James H. Woodall, PLLC. Use of this form does not constitute legal representation. If you are a **landlord** and you need assistance evicting a tenant please contact Mr. Carr at 801-254-9450.