THREE DAY NOTICE TO PAY OR TO VACATE

This Notice is given to:

_____
Tenant/Occupant Name

_____
Street Address

_____
City, State, Zip

This Notice is given by:

_____
Landlord/Owner Name

_____
Street Address

_____
City, State, Zip

You are behind in payments required by your rental agreement. You must either pay everything you owe or move out within **three business days**. Business days do not include weekend days and legal holidays. Start counting the business days beginning with the business day after you receive this notice.

Move out means leave the property, take all your belongings, and leave any keys or access cards.

You owe:

Rent for these time periods:	$
Other money owed under the lease: (list each item, the amount owed, and when it was due)	$
Total Amount Due	**$**

If you do not pay the total amount due or move out within three business days, the court may decide that:

- you are in "unlawful detainer" of the property, and
- you should be evicted.

If that happens, you would be removed from the property and may be required to pay all amounts due under your rental agreement plus attorney fees, court costs. You could also have to pay three times the amount of rent, late fees, and property damage.

You can find information about the eviction process at: utcourts.gov/tenant	Scan QR code to visit page

The court's Finding Legal Help web page (utcourts.gov/help) has information about how you can get legal help, including the Self-Help Center, reduced-fee attorneys, limited legal help and free legal clinics.	Scan QR code to visit page

_____ 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

STATEMENT OF UNPAID RENT

Attachment to Utah court notice 1001EV

Utah Code 78B-6-802(1)(c); personal service under 78B-6-805(1)(a)

Notice date: _____

Tenant(s): _____

Rental premises: _____
_____

Owner / authorized agent: _____

Address: _____

Phone: _____

UNPAID PERIODIC RENT

Rent due date	Rent charged	Unpaid rent
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

TOTAL UNPAID RENT: $_____

The total consists solely of unpaid periodic rent. No fees or other charges are demanded.

PAYMENT OR SURRENDER

Under Utah Code 78B-6-802(1)(c), the tenant is required to pay the rent demanded in the accompanying notice or surrender the premises within three business days after service. The period begins after actual delivery; weekends and court holidays are excluded.

Payment place / permitted methods: _____
_____

The accompanying court notice and this statement concern the same premises and rent default. The actual return of service is separate.

Signature: _____ Date: _____