

**THREE DAY NOTICE TO COMPLY OR VACATE**  
**www.utaheviction.com**

\_\_\_\_\_  
(Date Served)

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

Address: \_\_\_\_\_  
\_\_\_\_\_

Be advised that you have violated your lease agreement by doing the following:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEMAND IS MADE ON YOU TO REMEDY THESE VIOLATIONS WITHIN THREE CALENDAR DAYS OR VACATE WITHIN THREE CALENDAR DAYS. IF YOU DO NOT, YOU WILL BE SERVED WITH A SUMMONS AND COMPLAINT FOR EVICTION.**

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.

I declare under criminal penalty of the State of Utah that that a copy of this Notice was served on \_\_\_\_\_, the Tenant(s), 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 Carr | Woodall. 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.