

**THREE DAY NOTICE TO VACATE FOR COMMITTING A
CRIMINAL ACT ON PREMISES**
www.utaheviction.com

(Date Served)

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

Address: _____

Be advised that you must vacate within three days under Utah Code Section 78B-6-802, Utah Code Ann. for committing the following criminal act(s) on the premises:

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

Communications shall be made to:

Name: _____

Address: _____

Phone: _____

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, including damages to the property for use of drugs; 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(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 need assistance with an eviction please call (801) 254-9450. We do not represent tenants.