



If you are looking for the FREE Eviction Notice, Scroll Down to Page 2

DO NOT serve this page with the eviction notice

## DO YOU HAVE A DEADBEAT TENANT?

Get their attention with a Attorney demand letter

### Our eviction demand letter and eviction notice...

- ✓ Gets their attention
- ✓ Sends a clear message
- ✓ Requires their response
- ✓ Begins the eviction process correctly
- ✓ Offers you greater protection
- ✓ Increases compliance

For **\$100** plus service fees (\$40 in most cases) our eviction attorney will prepare (1) a personalized eviction demand letter, and (2) the eviction notice. Both documents require your tenant's immediate attention in order to avoid further eviction action.

**Want to get started?**

**Simply call 801-610-9879**

As always, Landlords can call us for a free eviction consultation to answer your questions.

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Law Offices of Jeremy M. Shorts, L.L.C.

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# DECLARATION OF ABANDONMENT

This Notice is Given to Tenant(s):

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
(And all other tenants known)

This Notice is Given by Landlord(s):

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_

TAKE NOTICE THAT THE OWNER OF THE ABOVE PREMISES DECLARES THESE PREMISES ABANDONED. Pursuant to Utah Code Ann. § 78B-6-815, abandonment shall be presumed in either of the following two situations:

1. The rent on this property has been due and unpaid for more than fifteen (15) days, you have not notified the owner that you would be absent from the premises, and there is no reasonable evidence that you are occupying the premises other than the presence of your personal property; OR
2. The rent on this property has been due and unpaid one (1) day or more, you have not notified the owner that you would be absent from the premises, your personal property has been removed from the premises, and there is no reasonable evidence that you are occupying the property.

YOU ARE FURTHER NOTIFIED that pursuant to Utah Code Ann. § 78B-6-816 if you have left personal property on the premises, the owner is entitled to remove your property to storage, and recover from you the actual moving and storage costs. If you make no reasonable effort to recover your personal property within thirty (30) days from the date of this notice, it will be sold, donated to charity, and/or discarded.

YOU ARE FURTHER NOTIFIED that pursuant to Utah Code Ann. § 78B-6-816 the owner is retaking the premises and will endeavor to re-rent them at a fair value for your benefit. You will be liable for:

- a. The entire rent due for the remainder of the term; or
- b. For rent accrued during the period necessary to re-rent the premises at a fair rental value, plus the difference between the fair market value and the rent agreed to in the prior rental agreement, plus a reasonable commission for the re-renting of the premises and the costs, if any, necessary to restore the rental unit to its condition when rented by you less normal wear and tear. This subsection applies, if less than subsection (a), notwithstanding that the owner did not re-rent the premises; and
- c. The actual moving and storage costs incurred in removing and storing your personal property.

## RETURN OF SERVICE AND SELF AUTHENTICATION DECLARATION

This Notice was posted on the above property on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Pursuant to Utah Code Ann. §46-5-01, I declare under criminal penalty that the foregoing is true and correct.

Signature of Notice Giver: \_\_\_\_\_

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