

NOTICE OF EVICTION

NOTICE TO PAY OR QUIT

This Notice is Given to Tenants:

Name: _____
Address: _____

(And all other tenants known)

This Notice is Given by Landlords:

Name: _____
Address: _____

Phone: _____

You are hereby given notice that you are behind on your rent or other amounts due. You are required to either pay everything owed or vacate the premises.

Within three (3) business days (or the appropriate cure period as stated in the lease) you are required to:

1. Pay the following:

- a. \$ _____ Rents from _____
b. \$ _____ Late fees from _____
c. \$ _____ Misc Fees _____
\$ _____ **Total** _____

OR

2. All occupants must vacate the premises.

If you do not comply with this notice, you will be served with a Summons and Complaint for unlawful detainer. Unlawful detainer is when you remain in possession of rental property after the owner serves you with a lawful notice to leave, such as this eviction notice. If you are found by the court to be in unlawful detainer, you will be evicted and found liable for all amounts owed under the lease and/or Utah law, plus attorney fees, court costs, and three times those damages allowed to be trebled under Utah Code Ann. §78B-6-811. If your lease requires mediation, you must alert us in writing within three days of your willingness to participate in mediation. Mediation shall take place within seven days of receipt of your written notification. If you fail to provide this written notification within three days and/or you fail to participate in mediation within seven days, be advised that your landlord intends to proceed with legal or equitable relief.

RETURN OF SERVICE AND SELF AUTHENTICATION DECLARATION

This Notice was served on the ____ day of _____, 20____, in one (or more) of the following manners:

- ___ **Personal Service.** A copy was delivered to the tenant personally.
___ **Posted Service.** Where a person of suitable age and discretion cannot be found, a copy was posted in a conspicuous place on the leased property.
___ **Substitute Service – Suitable Age and Discretion.** Where the tenant was absent, a copy was left with a person of suitable age and discretion at tenant's residence, leased property, or usual place of business.
___ **Certified Mail.** A copy was sent through certified mail, registered mail, or an equivalent means (UPS, FedEx, etc.), addressed to the tenant and sent to the tenant's residence, leased property, or usual place of business.

I declare under criminal penalty of the State of Utah the foregoing is true and correct.

Signature of Notice Giver: _____

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