

DECLARATION OF ABANDONMENT (REAL PROPERTY AND/OR PERSONAL PROPERTY)

This Notice is Given to Tenant(s):

Name: _____
Address: _____

(And all other tenants known)

This Notice is Given by Landlord(s):

Name: _____
Address: _____

Phone: _____

THESE PREMISES AND/OR THE PERSONAL PROPERTY CONTAINED THEREIN ARE ABANDONED. If the Tenants have abandoned the premises, the Landlord is retaking the premises and will endeavor to re-rent them at a fair value for your benefit. You will be liable for: (1) The actual moving and storage costs incurred in removing and storing your personal property; and (2) The entire rent due for the remainder of the lease term; or (3) Lost rent during the remainder of the lease term.

YOU ARE FURTHER NOTIFIED that the Landlord may remove and store all personal items remaining on the Premises for fifteen (15) calendar days. In order to claim any personal property left behind, any tenant or occupant must, within fifteen (15) calendar days of the Landlord storing the property, provide landlord with (1) a written demand to return personal property, (2) evidence of ownership of the personal property, and (3) payment for the costs of removal and storage.

HOWEVER, the Landlord may immediately dispose of: (a) chemicals, pests, potentially dangerous or other hazardous materials; (b) animals, including dogs, cats, fish, reptiles, rodents, birds, or other pets will be turned over to animal control; (c) gas, fireworks, combustibles, or any item considered to be hazardous or explosive; (d) garbage; (e) perishable items; or (f) items that when placed in storage might create a hazardous condition or a pest control issue.

Notice of Abandoned Property Sale (Optional if Landlord Elects to Proceed with Sale)

On the _____ day of _____, 20____, at _____ AM PM (must be after the property has been stored for 15 days AND at least 5 calendar days from today's date), the Landlord will sell any remaining property at a public sale, donate the property to charity, or discard any remaining items of personal property. The Abandoned Property Sale will be conducted at the property listed above unless specified otherwise as stated herein: _____.

RETURN OF SERVICE AND SELF AUTHENTICATION DECLARATION

This Notice was served on the above-listed tenant(s) on this _____ day of _____, 20____, in the following manner (landlord MUST post and mail this notice):

_____ **Posted AND Mailed.** A copy was posted in a conspicuous place on the premises and a copy was sent by first class mail to the last known address for the tenant.

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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