

# Utah Notice of Inspection and/or Maintenance

**This notice is being given in compliance with the Lease Agreement or by giving at least 24 hours prior to the inspection/maintenance time.**

TO: \_\_\_\_\_ (Tenants)  
\_\_\_\_\_  
\_\_\_\_\_ (Address)  
\_\_\_\_\_ (City, State Zip)

Inspection Time: \_\_\_\_\_, 20 \_\_\_\_ from \_\_\_\_:\_\_\_\_ AM PM to \_\_\_\_:\_\_\_\_ AM PM

This notice is to advise you that an inspection and/or maintenance of the rental unit listed above will be conducted at the date and time stated above.

Your presence during the inspection is not necessary. Your landlord (or your landlord's authorized agents) will be entering all areas of the rental unit. If any areas are locked (front door, bedroom doors, storage areas, etc.), we may still gain entry (or contact a locksmith to gain entry) and will bill you for the costs. If this date and time are not convenient with your schedule, please contact us immediately to consider rescheduling the inspection date and/or time. **However, this notice is being provided under Utah law and the landlord may reject a request to reschedule the inspection.**

**As a reminder, your landlord (or your landlord's authorized agents) will be entering all areas of the rental unit.** Other information related to this inspection (Optional):

## RETURN OF SERVICE AND SELF AUTHENTICATION DECLARATION

This Notice was delivered on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at approximately \_\_\_\_:\_\_\_\_ AM PM in the following manner:

- \_\_\_ **Email.** A copy was sent to the tenant's email address.
- \_\_\_ **Instant Message.** A copy was sent to the tenant via instant message (text or other internet message).
- \_\_\_ **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.

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

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

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