

3-DAY NOTICE TO PAY RENT OR VACATE

TO: _____,

AND ALL OTHERS IN POSSESSION OF THE PREMISES LOCATED AT:

ADDRESS: _____

YOU ARE HEREBY NOTIFIED that pursuant to the agreement under which you hold and occupy the above described premises, your rent is now due, unpaid and delinquent as follows:

Rental Period:	Periodic Rent Due:
_____ to _____	\$ _____
_____ to _____	\$ _____
_____ to _____	\$ _____
_____ to _____	\$ _____
TOTAL RENT DUE:	\$ _____

YOU ARE HEREBY REQUIRED to do one of the following WITHIN THREE DAYS after service of this notice upon you: PAY YOUR RENT IN FULL, OR, SURRENDER THE PREMISES to the owner and/or his authorized agent.

YOU ARE FURTHER NOTIFIED that unless you pay the rent in full or vacate the premises WITHIN THREE DAYS, the undersigned will institute legal proceedings to evict you from the premises in accordance with UTAH CODE ANN. § 78B-6-(1)(c) (2010). You will be liable for the full rent accrued, plus TREBLE DAMAGES for each day that you unlawfully detain the premises and for any damage to the premises, plus court costs and attorney fees.

PLEASE IMMEDIATELY NOTIFY THE UNDERSIGNED OF YOUR INTENTIONS.

DATED: _____

Property Owner: _____

Served By: _____

FAIR DEBT COLLECTION PRACTICES ACT NOTICE:

THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Unless you dispute the validity of this debt within 30 days, it will be assumed by the landlord to be valid. If you notify the landlord in writing, within 30 days that you dispute this debt or any portion thereof, the landlord will obtain and mail to you verification of this debt or a copy of a judgment against you. Upon your written request within the 30 day period, the landlord, or the person or entity serving this notice, will provide you with the name and address of the original landlord, if different from the current landlord.