

Landlord's Notice of Uninhabitable Premises

(Utah Fit Premises Act)



TO: _____
(Any tenants and residents of the below address)

Street Address

City, State, Zip

Ten Day Notice to Vacate

Notice is hereby given, as provided by Utah Code 57-22-6 of the above premises have been determined to be uninhabitable. All persons must vacate the premises no later than ten (10) calendar days from this notice. However, occupants, lease signers, and tenants of the premises stay for any length of time at their own risk. Further, governmental authorities/agencies may prohibit any occupancy.

Pursuant to Utah Code 57-22-6 et seq and the terms and conditions of the Residential Rental Agreement, Landlord has determined that it will be unable to repair deficient and habitability conditions in the above premises in a timely basis. The premises are NOT fit for occupancy at this time.

Landlord has elected to terminate the occupancy under the Residential Rental Agreement. Within ten days of this notice, Landlord shall tender to the Lease Signers any prepaid rent, deposit due, and pro-rata rent that was paid for the period after which the premises are vacated. Such amounts will be sent to the last known address of the Lease Signers or to such address as provided. However, if the cause for the uninhabitability of the premises is due to actions of the resident, lease signers, occupants, guests or invitees, then Landlord shall not be obligated to pay such amounts and obligations under the residential rental agreement shall continue. If the habitability issues were not caused by the resident, lease signers, occupants, guests or invitees, the Residential Rental Agreement shall be terminated.

DATED THIS _____ DAY OF _____, 20_____

Send Notices & Communications for Owner/Representative to:

RESIDENT NAME _____
ADDRESS _____
CITY, STATE, ZIP _____
TELEPHONE _____

Owner/Representative

Return of Service

On the _____ day of _____, 20____, I swear and attest that I did serve this Notice in compliance with the provisions of Utah Code Annotated Sections 78B-6-805 et seq by:

- delivering a copy to the Owner/Representative personally; OR
- leaving a copy with a person of suitable age and discretion at tenant's place of business or residence and mailing a second copy to Tenant at the above address; OR
- affixing a copy in a conspicuous place on the above address after failing to find a person of suitable age and discretion there.

Signature of Server

Self Authentication Declaration

Pursuant to Utah Code 78B-5-705, I declare under criminal penalty of the State of Utah that the foregoing is true and correct.

SO EXECUTED ON THIS _____ DAY OF _____, 20_____.

Signature of Server

Rental Housing Association of Utah *UNAUTHORIZED REPRODUCTION OF THIS FORM IS ILLEGAL 12/2012

801-487-5619 www.rhautah.org

*By signing document, Owner/Representative attests they are an RHA Utah member in good standing.