



THREE DAY NOTICE TO COMPLY OR VACATE

TO: _____
 (List all tenants known)

 Street Address

 City, State, Zip

**AND ANY AND ALL OTHER
 TENANTS AND RESIDENTS OF
 THE FOLLOWING ADDRESS:**

NOTICE IS HEREBY GIVEN that after service of this Notice upon you, the tenants, occupants, and residents of the above address must either comply with the terms of the residence or vacate **within three (3) calendar days**. A breach of your lease or the community rules has occurred. This is a serious matter that needs to be taken care of immediately. To insure the safe and peaceful enjoyment of the premises by all tenants, you must abide by all terms of the lease and the rules and regulations. By this notice, you are given three calendar days to comply with all such terms. Specifically but not limited to, you are requested and required to come into compliance with the following:

If you fail to comply with the above, the above premises must be vacated **within three (3) calendar days** pursuant to the breach of your residential rental agreement, or a violation of the rules and regulations wherein such breach or violation caused or maintained a nuisance at the premises surrounding thereto.

THIS IS A LEGAL DOCUMENT PLEASE READ AND COMPLY WITH THE TERMS HEREIN.

If you have not complied as required of the address above is not vacated within three calendar days, you will be in violation of Utah Code Annotated 78B-6-801 through 816 and in unlawful detainer of the premises. Utah law provides for damages equal to three times the amounts of rent and damages due for unlawful detainer. You will continue to be liable for rent until the end of the lease term or until the premises are re-leased. The undersigned will institute legal action to obtain restitution of the premises and obtain a judgment for all damages, court costs, attorney fees, and such other sums as allowed.

You are further notified that upon the expiration of the three days your premises will be inspected to determine compliance.

Dated this _____ day of _____, 20_____.

Send Notices & Communications for Owner/Representative to:

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

 Owner, Manager, or Agent

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 by:

- Delivering a copy to the tenant personally; OR
- leaving a copy with a person of suitable age and discretion at tenant's place of business or residence; 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