



THREE DAY NOTICE TO VACATE (NUISANCE)

TO: _____
(List all tenants known)

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

Street Address

City, State, Zip

NOTICE IS HEREBY GIVEN that after service of this Notice upon you, the tenants, occupants, and residents of the above address must vacate **within three (3) calendar days**. This address must be vacated pursuant to a 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 address or the premises surrounding thereto; Such nuisance is specifically but not limited to:

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

If 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 amount of rent and damages due for unlawful detainer. The undersigned will institute legal action to obtain restitution of the premises and to obtain a judgment for all damages. Court costs, attorney fees, and such other sums as provided for in the agreement. You may also be liable for continuing rent until the end of the lease or the premises are re-leased.

Dated this _____ day of _____, 20_____.

Send Notices & Communications for Owner/Representative to:

NAME _____

Owner, Manager, or Agent

ADDRESS _____

CITY, STATE, ZIP _____

TELEPHONE _____

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