

FIVE (5) DAY NOTICE TO QUIT

TO: _____ (*Tenant name*)

ALL OTHER OCCUPANTS

_____ (*Tenant's address*)

NOTICE IS HEREBY GIVEN THAT:

You are currently in possession of a certain property located at (*Tenant's address, same as above*)
_____ (the "Property"), which is owned by
(*Owner name*) _____ (the "Owner").

WITHIN FIVE (5) CALENDAR DAYS after service of this notice upon you, you are hereby required to vacate and deliver up possession of the Property, of which you are now in possession, to:
(*Owner name and contact information, including mailing address, email address, and phone number*)

or legal proceedings will be instituted against you to recover possession of the Property with **TREBLE DAMAGES** from a date five (5) calendar days after this notice has been served upon you. You are a tenant-at-will as defined in Utah law and not entitled to possession of the Property.

IF YOU FAIL to vacate the Property within the period described herein, you will be unlawfully detaining possession of the Property and in accordance with *Utah Code Ann. § 78B-6-811* you will be liable for **TREBLE DAMAGES** for such unlawful detainer and an action will be commenced against you for three (3) times the damage assessed by the Court for unlawful detainer, together with the costs of the legal action.

If you are an active duty servicemember of the United States Armed Forces (Army, Navy, Air Force, Marine Corps, and Coast Guard), a reserve member of the Armed Forces while on active Federal duty, a member of the National Guard or Air National Guard in military service as defined under 50 U.S.C. §3911(2)(A)(ii), an inductee serving with the Armed Forces, or the commissioned corps of the Public Health Service or the National Oceanic and Atmospheric Administration (NOAA), or a spouse or dependent or an active duty servicemember, you may be entitled to rights and protections as provided in the Servicemembers Civil Relief Act of 2003 (SCRA) (50 U.S.C. §3901 et seq.), including protection from eviction (50 U.S.C. §3951(a)). In such case, you or your attorney should contact the Owner

immediately so the Owner or Owner's legal counsel can determine whether you fall under the protections of SCRA.

This notice has been given in accordance with the provisions of *Utah Code Ann.* § 78B-6-802 and §78B-6-805.

Dated this ____ day of _____, 20__.

Owner