

THREE (3) DAY NOTICE TO PAY OR QUIT

TO: _____ (*Tenant name*)

ALL OTHER OCCUPANTS

_____ *(Tenant's address as stated in the Lease)*

NOTICE IS HEREBY GIVEN THAT:

As possessor of the premises located at (*address of the property as stated in the Lease*) _____ (the "Property"), you are delinquent for past due and accruing rent for the month of (*current month*) _____, 20____, for a total amount owed of \$ _____ to (*Owner name*) _____ (the "Owner"), in addition to after-accruing payments of rent, attorney fees, and other charges pursuant to Utah law.

WITHIN THREE (3) BUSINESS DAYS after service of this notice, **you are hereby required to pay the sum of** (*same amount listed above*) \$ _____ **in certified funds**, which represents the sum due and owing as of (*today's date*) _____, 20 ____ OR deliver up possession of the Premises, of which you are now in possession, to:
(*Owner name and contact information, including mailing address, email address, and phone number*)

If you fail to do this, legal proceedings will be instituted against you to recover possession of the Premises with **treble damages** from the date three (3) business days after this notice has been served upon you.

IF YOU FAIL to vacate the Premises within the period described herein or pay all past due amounts outlined 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, including but not limited to attorney fees, lost rent, waste, and the like, together with the costs of the lawsuit.

This notice has been given in accordance with the provisions of *Utah Code Ann.* § 78B-6-802 and § 78B-6-805. This notice in no way relieves you of your ongoing obligation to pay rent and other fees. You are advised to seek competent legal counsel if you have questions or concerns regarding your rights. Contact the undersigned, if you have questions or comments regarding this matter.

DATED this ____ day of _____, 20 ____.

Owner