

THREE (3) DAY NOTICE TO PAY OR QUIT

TO: _____

NOTICE IS HEREBY GIVEN THAT:

Under that certain “_____”(title) (hereinafter referred to as the “Agreement”) between _____ as the “Owner” and _____ as the “Renter(s),” you are delinquent in your monthly rent payments for the months of _____ through _____, for a total delinquency for past due rent in the amount of \$_____, a service of notice fee in the amount of \$_____, attorney fees and costs in the amount of \$_____, and late fees in the amount of \$_____ **for a total amount owed of** _____ (\$_____) **as of** _____ plus after accruing payments of rent, costs, attorney fees, and other charges pursuant to Utah law. The Agreement affects the property purportedly located at _____.

WITHIN THREE (3) DAYS after service of this notice, **you are hereby required to pay the sum of \$_____ in certified funds**, which represents the sum due and owing under the Agreement as of _____, including attorney fees and costs incurred by the Owner to date, or deliver up possession of the Premises, of which you are now in possession, to _____, Telephone number: _____, who is authorized to receive possession thereof, or legal proceedings will be instituted against you to recover possession of the Property with **TREBLE DAMAGES** from a date three (3) days after this notice has been served upon you.

IF YOU FAIL to vacate the Property 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 times the damage assessed by the Court for unlawful detainer, together with the costs of the legal action.

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

Dated this _____ day of _____.

This form was prepared by the law firm of **Smith Knowles, P.C. and Attorney Kenyon D. Dove** ©

For more information please contact us at: Telephone: 801-476-0303; Email: kdove@smithknowles.com

This form is provided free of charge to the general public. Please be advised that use of this form shall in no way imply, require, establish or constitute an attorney-client relationship, retainer or agreement with the user.

THREE (3) DAY NOTICE TO PAY OR QUIT

TO: ALL OTHER OCCUPANTS

NOTICE IS HEREBY GIVEN THAT:

Under that certain “_____”(title) (hereinafter referred to as the “Agreement”) between _____ as the “Owner” and _____ as the “Renter(s),” you are delinquent in your monthly rent payments for the months of _____ through _____, for a total delinquency for past due rent in the amount of \$_____, a service of notice fee in the amount of \$_____, attorney fees and costs in the amount of \$_____, and late fees in the amount of \$_____ **for a total amount owed of _____** (\$_____) **as of _____** plus after accruing payments of rent, costs, attorney fees, and other charges pursuant to Utah law. The Agreement affects the property purportedly located at _____.

WITHIN THREE (3) DAYS after service of this notice, **you are hereby required to pay the sum of \$_____ in certified funds**, which represents the sum due and owing under the Agreement as of _____, including attorney fees and costs incurred by the Owner to date, or deliver up possession of the Premises, of which you are now in possession, to _____, Telephone number: _____, who is authorized to receive possession thereof, or legal proceedings will be instituted against you to recover possession of the Property with **TREBLE DAMAGES** from a date three (3) days after this notice has been served upon you.

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

Dated this _____ day of _____.

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