

Three Day Notice to Pay Rent or Vacate

Notice is hereby given of default in payments required under the residential rental agreement.

To: _____

Address: _____

(and all other tenants known)

Please take notice that you must, within **Three (3) Days** after service of this notice upon you, vacate your premises and deliver possession to its owner, _____ or his duly authorized agent. This Notice to Vacate is based upon your failure to pay rent and late fees or other charges due in the amount of _____ for the month(s) of _____. If you do not pay rent and late fees and correct any waste and damage that you may have permitted on the premises within the three day period, you must immediately vacate and quit these premises.

In the event of your failure to comply with the above Notice to Vacate the premises within the specified period, you will be unlawfully detaining the premises, and in accordance with the provisions of Section 78-36-10, Utah code annotated (1953), you will be liable for ***treble damages*** for such unlawful detainer, and an action will be commenced against you for three times the damages assessed by the Court for unlawful detainer, together with costs of legal action.

This notice is given and served in accordance with the provisions of Sections 78-36-3 and 78-36-6, Utah Code Ann. (1953).

This is a legal document. Please read and comply with the terms herein.

Dated this _____ day of _____, 20____.

Signature