

Three-Day Notice to Vacate for Breach of Contract

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

To: _____

Address: _____

(and all other tenants known)

YOU ARE HEREBY NOTIFIED that you have violated the following terms of the lease or rental agreement under which you hold and occupy the above described premises, by doing or failing to do the following:

YOU ARE HEREBY REQUIRED to do one of the following within three (3) days after service of this notice upon you: (1) Comply with the above-mentioned conditions and covenants, or (2) Surrender the premises to the owner and/or his authorized agent.

YOU ARE FURTHER NOTIFIED that if you fail to perform or otherwise comply with the above-mentioned provisions of your lease or rental agreement or vacate the premises within three days, the undersigned will institute legal proceedings to evict you from the premises in accordance with Utah Code Ann. § 78B-6-802 (2008). You will be liable for THREE TIMES the amount of the damages assessed by the court for unlawful detainer, including any damage to the premises, plus court costs and attorney fees.

PLEASE IMMEDIATELY NOTIFY THE UNDERSIGNED OF YOUR INTENTIONS

Dated this _____ day of _____ 2016.

Signature

Return of Service

I hereby certify that on the _____ day of _____, 20____, I served

_____ with a copy of the attached **Notice to Vacate for Breach of Lease** by the following:

_____ delivering a copy to said individual personally at:_____.

_____ leaving a copy with _____, a person of suitable age and discretion at the usual place of abode of the person being served.

_____ Posting Notice on the Door

_____ other:_____
_____.

Dated this _____ day of _____, 20____.

Served By