

Three Day Notice to Vacate for Criminal Conduct on the Property

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/her duly authorized agent. This Notice to Vacate is based upon your criminal acts on the premises which include, but are not limited to:

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 78B-6-812, Utah code annotated (2008), 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 78B-6-802 and 78B-6-806, Utah code annotated (2008).

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

Dated this _____ day of _____, 20____.

Signature

FAIR DEBT COLLECTION PRACTICES ACT NOTICE:
THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.

Return of Service

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

with a copy of the attached **Notice to Vacate Criminal Conduct** on the Property 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