

**NOTICE OF EVICTION**  
**FIVE DAY NOTICE TO A TENANT AT WILL**

To: \_\_\_\_\_ Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(and all other tenants known)

**You are given notice that you are a tenant at will and that you are required to vacate the premises no later than five (5) calendar days of this notice (including weekends and holidays)**

If you do not comply with this notice, then you will be served with an Unlawful Detainer Complaint and Summons. Unlawful Detainer is when you remain in possession of property after the owner serves you with a lawful notice to leave, such as this eviction notice. If you are found to be in Unlawful Detainer by the Court, you will be evicted and you will be liable for the following: (1) any rent due and unpaid (2) damages caused by your unlawful detainer of the property (3) damages for any waste (Waste is damage you cause beyond normal wear and tear) of the property caused by you (4) damages as provided in Utah Code Ann. § 78B-6-1107 through 1114 for the abatement of nuisance, if any, caused by you (5) attorney fees and court costs.

YOU ARE FURTHER NOTIFIED that if you fail to vacate and deliver up possession of the premises WITHIN 5 DAYS, you will be unlawfully detaining possession and 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 **TREBLE DAMAGES** (Utah Code Ann. § 78-B-6-811) for each day that you unlawfully detain the premises, including any damage to the premises, plus court costs and attorney fees.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
By:

**RETURN OF SERVICE**

This Notice was served on the above-listed tenant(s) on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, in one (or more) of the following manners:

\_\_\_\_ **Personal Service** – A copy was delivered to the tenant listed above personally.

\_\_\_\_ **Posted Service** – A copy was posted in a conspicuous place on the premises, as no one was home.

\_\_\_\_ **Suitable Age & Discretion – Residence** – A copy was left with a person of suitable age and discretion at tenant's residence listed above and a second copy was mailed to a tenant's residence listed above.

\_\_\_\_ **Suitable Age & Discretion – Place of Business** – A copy was left with a person of suitable age and discretion at tenant's place of business and a second copy was mailed to tenant's residence listed above.

\_\_\_\_ **Certified Mail** – A copy was sent through certified or registered mail to tenant's address listed above.

Pursuant to Utah Code Ann. § 45-5-01, I declare under criminal penalty that the foregoing is true and correct.

\_\_\_\_\_  
By: