



If you are looking for the FREE Eviction Notice, Scroll Down to Page 2 DO NOT serve this page with the eviction notice

DO YOU HAVE A DEADBEAT TENANT?

Call us to make sure you are serving the correct eviction notice.

Get their attention with a Attorney demand letter

Our eviction demand letter and eviction notice...

- ✓ Gets their attention
- ✓ Begins the eviction process correctly
- ✓ Sends a clear message
- ✓ Offers you greater protection
- ✓ Requires their response
- ✓ Increases compliance

For \$100 plus service fees (\$40 in most cases) our eviction attorney will prepare (1) a personalized eviction demand letter, and (2) the eviction notice. Both documents require your tenant's immediate attention in order to avoid further eviction action.

Want to get started? Simply call us. We can get everything we need over the phone.

As always, Landlords can call us for a free eviction consultation to answer your questions.

Law Offices of Jeremy M. Shorts, L.L.C.

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Website www.utahevictionlaw.com • Blog www.utahevictionblog.com

NO CAUSE NOTICE TO VACATE

(Lease Termination)

	This Notice is Given to Tenant(s):		This Notice is	Given by Landlord(s):	
Name: Address:		Name: Addres			
Address:		Addres			
	(And all other tenants known)	Phone:	-		
The last	day of your rental period is the day o	f		. 20 . You are he	reby being
provided wr	ritten notice that your lease is not being renev	wed. Yo	ou must vacate	the premises you now re	nt no later
than the last	t day of your rental period stated above.				
Unlawful det leave, such a and you will landlord rece for any waste them at trial, normal wear if any, caused requires med Mediation shotification vintends to pro You will specifically Damages und day you remained to prove the second state of the second secon	o not comply with this notice, you will be ser tainer is when you remain in possession of rental is this eviction notice. If you are found by the coll be liable for: (1) any rent due and unpaid throe eives from the next tenant; (2) damages caused be of the rental property caused by you, if and only, or submits them to the court by affidavit in the and tear.); (4) damages as provided in Utah Cold by you. (Abatement of nuisance means to stop liation, you must alert us in writing within three hall take place within seven days of receipt of within three days and/or you fail to participate it occed with legal or equitable relief. I also be liable for three times those damages may include trebling all of those damages der (2) are the reasonable rental value or reasonain after the expiration of this notice. In most ca	al proper urt to be by your by if the by your by if the be event de § 78B of a nuisar calendar your wrn mediar allowed mention able valuses trebl	in unlawful detained and of your rerunlawful detained landlord alleges of your default 3-6-1107 through the case of your witten notification within sevented above excelled the use and ing damages under the case of the use and ing damages under the case of the use and ing damages under the case of the case	there serves you with a lawfuliner, you will be evicted by that agreement, less any a per of the rental property; (2) them in a court complaint (Waste is damage you can all 114 for the abatement of the server and court costs. If illingness to participate in the days, be advised that you have that Code § 78B-6-pt attorneys fees and cold occupation of the premisted (2) means the court will be a solution of the premisted (2) means the court will be a solution of the premisted (2) means the court will be a solution of the premisted (2) means the court will be a solution of the premisted (2) means the court will be a solution of the premisted (2) means the court will be a solution of the premisted (2) means the court will be evicted by the solution of the premisted (2) means the court will be evicted by the solution of the premisted (2) means the court will be evicted by the solution of the premisted (3) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the solution of the premisted (4) means the court will be evicted by the court will be evicted by the solution of the premisted (4) means the court will be evicted by the court will be evicted by the c	ul notice to by the court mounts the 3) damages and proves use beyond of nuisance, f your lease mediation. this written our landlord -811 which ourt costs. tes for each ll times the
	have been paying for rent by three for every day er this eviction notice. Please contact your landle				were given
	RETURN OF SERVICE AND SELF A	AUTHE	NTICATION D	ECLARATION	
	tice was served on the above-listed tenant(s) on e) of the following manners:	this	day of), in
<u>P</u>	Personal Service. A copy was delivered to the te	enant per	rsonally.		
<u>P</u>	osted Service. A copy was posted in a conspicu	ious plac	ce on the premise	es, as no one was home.	
	uitable Age & Discretion – Residence. A contenant's residence and a second copy was mailed			on of suitable age and di	iscretion at
	uitable Age & Discretion – Place of Business. t tenant's place of business and a second copy w				l discretion
<u>C</u>	Certified Mail. A copy was sent through certifie	d or regi	stered mail to te	nant's address.	
Pursi	uant to Utah Code Ann. §46-5-01, I declare unde	er crimin	nal penalty that the	ne foregoing is true and co	orrect.
Sign	ature of Notice Giver:				
Ca	opyright © 2010-2013. This form provided by the La landlords within the state of Utah. Use of this form				7

Visit <u>www.utahevictionlaw.com</u> for more landlord forms and materials. Phone: 801-610-9879. Rev. 12/22/2012