NOTICE TO PAY OR VACATE

_____
(Date Served)

To: _____ and any other tenant or occupant.
     (Tenants)

Be advised that you are in default for non-payment of rent for the premises located at
_____ ("Property").
(Property Address)

Within **THREE** business days after service of this notice upon you, you must pay by cash or certified funds the amount due and owing with respect to the Property. The amounts due are as follows:

1.   **RENT** $_____, from _____ to _____.

2.   **LATE FEES** $_____.

3.   **OTHER** $_____, for _____.

                         $_____, for _____.

      TOTAL DUE $_____.

PAYMENTS AND COMMUNICATIONS SHALL BE MADE TO:

Name: _____
Address: _____
                        _____
Phone: _____

IF YOU DON'T PAY DEMAND IS MADE TO VACATE AND SURRENDER THE PREMISES WITHIN THREE CALENDAR DAYS FOLLOWING THE SERVICE OF THIS NOTICE, OR BE SERVED WITH A SUMMONS AND COMPLAINT FOR UNLAWFUL DETAINER FILED IN A COURT OF LAW.

If you do not comply with this Notice, in accordance with Utah Code 78B-6-811, damages will be pursued against you for 1) waste; 2) amounts due under the Lease including past due rents, late fees, etc.; 3) attorney fees; and 4) court costs. **WE WILL PURSUE TREBLE DAMAGES** including three times the daily rent, late fees and/or other amounts due under the Lease for the period you were unlawfully detaining possession. We will request that judgment be entered against you and thereafter pursue enforcement of that judgment until it is fully satisfied.

I declare under criminal penalty of the State of Utah that that a copy of this notice was served on _____, the Tenant, in accordance with Utah Code 78B-6-805 on this _____ day of _____ 20__ by:

      ☐   **Personally delivering a copy to the Tenant.**
      ☐   **Personally delivering a copy to _____, a person of suitable age and discretion at the Property because the Tenant was absent and by mailing a second copy to the Tenant at the Property.**
      ☐   **Sending a copy through registered or certified mail to the Tenant at the Property.**
      ☐   **Affixing a copy in a conspicuous place on the Property after knocking and failing to find anyone there.**

DATED this _____ day of _____ 20__.

                                 _____

THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, & ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Unless you dispute the validity of this debt within 30 days, it will be assumed by the landlord to be valid. If you notify the landlord in writing, within 30 days that you dispute this debt or any portion thereof, the landlord will obtain & mail to you verification of this debt or a copy of a judgment against you. Upon your written request within the 30 day period, the landlord, or the person or entity serving this notice, will provide you with the name & address of the original landlord, if different from the current landlord.