

Notice to Pay Rent or Quit — State of Utah

State of Utah

Notice Type: Notice to Pay Rent or Quit

Tenant: _____

Deadline: _____

Delivery Method: personal delivery to the tenant

NOTICE HEADER

TO: _____

PROPERTY: _____

FROM: _____, _____, _____, _____

DATE OF NOTICE: _____

NOTICE TO PAY RENT OR QUIT

You are hereby notified that you are in default for failure to pay rent in the amount of _____ for the following period(s): _____.

You are required to pay the full amount owed, or vacate and deliver possession of the premises, on or before _____.

Payment must be made to _____ at _____.

NOTICE PERIOD

This notice provides _____ day(s) as required under Utah law for this type of notice. The deadline to act is _____.

If you fail to comply by the deadline stated above, the landlord may file an eviction lawsuit seeking a court order for possession of the premises. You will have the opportunity to respond to any such lawsuit in court.

METHOD OF DELIVERY

This notice was served by personal delivery to the tenant.

STATUTORY TENANT RIGHTS & LEGAL AID ADVISORY

STATUTORY ADVISORY: You have the right to respond to any eviction lawsuit filed by the landlord in court. You may have valid statutory defenses under state and local tenant protection laws.

LEGAL ASSISTANCE: You are strongly advised to seek legal counsel or contact a local tenant rights organization or legal aid society immediately to understand your rights, defenses, and obligations prior to the deadline stated in this notice.

PROHIBITION OF UNLAWFUL SELF-HELP: Landlord is prohibited under state law from engaging in unlawful self-help evictions, including locking out the tenant, removing tenant belongings, or interrupting essential utilities without a court order.

GENERAL PROVISIONS

This notice is governed by the landlord-tenant laws of the State of Utah.

This notice does not waive any other rights or remedies available to the landlord under the lease or applicable law.

STATE-REQUIRED PROVISIONS

UTAH 3-DAY NOTICE TO PAY OR QUIT (UTAH CODE ANN. § 78B-6-802): TENANT IS GIVEN 3 BUSINESS DAYS (EXCLUDING WEEKENDS AND STATE HOLIDAYS) TO PAY DELINQUENT RENT OR VACATE, OR 3 DAYS TO CURE LEASE BREACH. TENANT IS ADVISED OF THE RIGHT TO CONTEST IN DISTRICT COURT AND CONSULT UTAH LEGAL SERVICES.

SIGNATURES

Signature

Landlord: _____

Date: _____