



THREE DAY NOTICE TO PERFORM COVENANTS OF LEASE

NOTICE IS HEREBY GIVEN OF DEFAULT IN OBLICATIONS REQUIRED UNDER THE RESIDENTIAL RENTAL AGREEMENT.

TO: _____
(LIST ALL TENANTS KNOWN)

AND ANY AND ALL OTHER TENANTS AND RESIDENTS OF THE FOLLOWING ADDRESS:

STREET ADDRESS

CITY, STATE, ZIP

PURSUANT TO UTAH STATE LAW YOU MUST DO ONE OF THE FOLLOWING:

1. Within 3 (three) days after service of this notice, you are hereby required comply with your lease agreement by

Should you fail to comply with these provisions of your lease agreement,, you are hereby required TO VACATE THE PREMISES above identified and deliver possession of such premises to your landlord or his/her duly authorized agent within (3) three days after service of this notice.

In the event the Residents and occupants fail to either vacate the premises or comply with the lease agreement within 3 (three) days, each will be in violation of Utah Code Annotated 78-36 and in unlawful detainer of the premises. Utah law provides for damages equal to three times the amount of rent due for unlawful detainer. The undersigned will institute legal action to obtain restitution of the premises and a judgment for all rent, damages, court costs, attorney fees, and such other sums as provided for the rental agreement.

THIS IS A LEGAL DOCUMENT PLEASE READ AND COMPLY WITH THE TERMS HEREIN.
DATED THIS _____ DAY OF _____, 20_____

Send Notices & Communications for Owner to:

NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

TELEPHONE _____

Owner, Manager, or Agent

Municipal ordinances provide:

It shall be unlawful for any person, upon vacating or removing from dwellings, store rooms, or any other building, to fail to remove all garbage, rubbish, and ashes from such building and premises and also the ground appertaining thereto, or to fail to place same in a thoroughly sanitary condition 24 hours after said premises shall be vacated.

Return of Service

On the _____ day of _____, 20____, I swear and attest that I did serve this Notice to Perform Covenants of Lease in compliance with the provisions of Utah Code Annotated Sections 78-36:

- § delivering a copy to the tenant personally; OR
- § sending a copy through registered or certified mail addressed to the tenant at the above address: OR
- § leaving a copy with a person of suitable age and discretion at tenant's place of business or residence and mailing a second copy to Tenant at the above address: OR
- § affixing a copy in a conspicuous place on the above address after failing to find a person of suitable age and discretion there.

Subscribed and sworn to before me this _____ day of _____, 20____.
(Notary Seal)

Signature of Server

Notary