

NOTICE TO VACATE

TO: _____

NOTICE IS HEREBY GIVEN THAT:

_____ ("Owner(s)") for that certain property identified above where you are the "Tenant." Said property is identified herein as "the Premises".

ON OR BEFORE _____ **you are hereby required to** deliver up possession of the Property, of which you are now in possession, to _____, Telephone number: _____. This does not absolve you of the responsibility to pay any and all past due rent, fees and costs owed to date. The Owner specifically reserves the right to pursue any claims for unpaid rent, fees, costs, deposits and the like.

IF YOU FAIL to vacate the Property within the period described, you will be unlawfully detaining possession of the Property, and pursuant to *Utah Code Ann.* § 78B-6-811 (2008) you will be liable for **treble damages** for such unlawful detainer, and a lawsuit will be commenced against you for three (3) times the damages assessed by the Court for unlawful detainer, including but not limited to attorney fees, lost rent, waste, and the like, together with the costs of the lawsuit.

This notice has been given in accordance with the provisions of *Utah Code Ann.* §78B-6-802 and §78B-6-805 (2008). You are advised to seek competent legal counsel if you have questions or concerns regarding your rights. Contact the undersigned, if you have questions or comments in regard to this matter.

DATED this ____ day of _____.

NOTICE TO VACATE

TO: ALL OTHER OCCUPANTS

NOTICE IS HEREBY GIVEN THAT:

_____ ("Owner(s)") for that certain property identified above where you are the "Tenant." Said property is identified herein as "the Premises".

ON OR BEFORE _____ **you are hereby required to** deliver up possession of the Property, of which you are now in possession, to _____, Telephone number: _____. This does not absolve you of the responsibility to pay any and all past due rent, fees and costs owed to date. The Owner specifically reserves the right to pursue any claims for unpaid rent, fees, costs, deposits and the like.

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This notice has been given in accordance with the provisions of *Utah Code Ann.* §78B-6-802 and §78B-6-805 (2008). You are advised to seek competent legal counsel if you have questions or concerns regarding your rights. Contact the undersigned, if you have questions or comments in regard to this matter.

DATED this ____ day of _____.
