

**TO:** \_\_\_\_\_ (Tenant full name(s))

**PROPERTY ADDRESS:** \_\_\_\_\_, Utah

## 3-DAY NOTICE TO CURE VIOLATION OR QUIT

YOU ARE HEREBY NOTIFIED that you have violated the following covenant(s) of your rental agreement:

Violation (describe the breach and cite the lease clause):

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You are required to CURE this violation OR vacate and surrender possession within **3 DAYS** of service of this notice, excluding the day of service, weekends, and judicial holidays.

To cure, you must:

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Failure to cure or vacate will result in forfeiture of your lease and initiation of eviction proceedings.

Dated: \_\_\_\_\_

Landlord/Agent:

\_\_\_\_\_

Service method (check one): ☐ Personal delivery ☐ Certified mail ☐ Posted and mailed

*Governing statute: Utah Code § 57-17 (Deposits) & § 78B-6-801 et seq. (Forcible Entry and Detainer). Template provided by EvictionRiskMap.com for informational purposes only, not legal advice. Verify current Utah requirements (notice period, required content, and service method) before serving; a defective notice voids the eviction filing.*