

TO: _____ (Tenant full name(s))

PROPERTY ADDRESS: _____, Utah

3-DAY NOTICE TO PAY RENT OR QUIT

YOU ARE HEREBY NOTIFIED that the rent for the above premises is past due and unpaid as follows:

Rental period	_____
Monthly rent	\$ _____
TOTAL DUE	\$ _____

You are required to pay the full amount stated above OR vacate the premises within **3 DAYS** of service of this notice, excluding the day of service, weekends, and judicial holidays.

Payment may be made to (landlord / property manager, address or portal):

Failure to pay or vacate within the time stated will result in the initiation of eviction proceedings to recover possession, past-due rent, court costs, and, where allowed, attorney fees.

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.