
Name

Address

City, State, Zip

Phone

Email

Check your email. You will receive information and documents at this email address.

I am ☐ Plaintiff/Petitioner ☐ Defendant/Respondent
☐ Plaintiff/Petitioner's Attorney ☐ Defendant/Respondent's Attorney (Utah Bar #: _____)
☐ Plaintiff/Petitioner's Licensed Paralegal Practitioner
☐ Defendant/Respondent's Licensed Paralegal Practitioner (Utah Bar #: _____)

In the District Court of Utah

_____ Judicial District _____ County

Court Address _____

	Plaintiff's Affidavit of Damages
Plaintiff	Case Number _____
v.	
Defendant	Judge _____

Plaintiff says

1. Rent due after the notice expired (Check one. Fill in blanks if appropriate.)

- ☐ There was no agreement for defendants to pay rent. No rent was ever paid.
- ☐ There is a written or oral agreement for the defendants to pay rent.
- a. The monthly rent for the property is: \$_____.
 - b. The monthly rent divided by 30 is: \$_____. This is the daily rent.
 - c. The notice was served on: _____.
 - d. The notice is a _____ (number of days) notice.

- e. Skipping the day I served the notice (day zero), it expired on _____.
(Read the notice and compare paragraphs 3 and 4. Calculate the date based on when you served the notice and the number of days it gave to comply.)
- f. It has been _____ days since the notice expired.
- g. If I multiply the daily rent from paragraph 2 by the number of days in paragraph 6, it gives me a total of \$_____.

2. Amounts due under the contract besides rent (Check one. Fill in blanks if appropriate.)

☐ Defendants do not owe any other amounts under the contract.

☐ Defendants owe \$_____ under the contract. It is for (explain)

3. Waste (Check one. Fill in blanks if appropriate.)

☐ The complaint did not include a notice for waste.

☐ The complaint included a notice for waste. Defendants owe \$_____ for waste because (explain):

4. Clearing a nuisance(Check one. Fill in blanks if appropriate.)

☐ The complaint did not include a notice for criminal nuisance.

☐ The complaint included a notice for criminal nuisance. Defendants owe \$_____ for clearing a nuisance because (explain):

5. Treble damages

When I add the totals in paragraphs 1, 2, 3, and 4 above the total is \$_____. That amount multiplied by 3 is \$_____.

6. Past due rent as listed in the 3-day notice (Check one. Fill in blanks if appropriate.)

- ☐ There is no past due rent owed from before the notice was filed.
- ☐ The defendants owe \$_____ in past due rent. This is the amount that was listed on the 3-day notice.

7. Attorney Fees (Check one. Fill in blanks if appropriate.)

- ☐ I do not have an attorney or no attorney fees are owed.
- ☐ The defendants owe \$_____ in attorney fees.

8. Filing Fees (Check one. Fill in blanks if appropriate.)

- ☐ I am not asking for reimbursement of filing fees.
- ☐ The defendants owe \$_____ for the filing fee I paid.

9. Service Fees (Check one. Fill in blanks if appropriate.)

- ☐ I did not have to pay any service fees or I am not asking for reimbursement of serving fees.
- ☐ The defendants owe \$_____ for the fees I paid to have defendants served.

10. Damage to plaintiff's property (Check one. Fill in blank if appropriate.)

- ☐ Defendants did not cause damage beyond normal wear and tear while in possession of plaintiff's property
- ☐ Defendants caused the following damage beyond normal wear and tear while in possession of plaintiff's property (Briefly describe the damage.):

Plaintiff has paid or will pay \$_____ to repair the damage caused by defendant(s). Plaintiff is attaching an itemized list of costs plaintiff has already paid to repair the property. If plaintiff has not yet repaired the property, one or more bids or estimates of the costs of repair are attached.

11. ☐ Other damages

In addition to the amounts above, plaintiff is entitled to \$_____ from defendants for the following reasons. (Include only other damages allowed by statute or case law. Proof is required.)

12. Total Amount of Damages

The total amount of damages I am asking for is \$_____ (add the amounts in paragraphs 5 to 11 above).

Plaintiff

I declare under criminal penalty under the law of Utah that everything stated in this document is true.

Signed at _____ (city, and state or country).

_____	Signature ►	_____
Date	Printed Name	_____

Attorney or Licensed Paralegal Practitioner of record (if applicable)

_____	Signature ►	_____
Date	Printed Name	_____

The Certificate of Service proves you gave copies of this document to everyone involved in your case. It is saying, "I gave everyone the papers they need to see." (Utah Rule of Civil Procedure 5)

1. **Fill out the sections below:** Write the information for each person you are sending a copy to. You have space to include two people and may add more pages if needed.
2. **Serve it:** You need to give a copy of the document including the certificate of service page to the other person. Give it to them on or before the day you give the document to the court.
3. **File it:** You need to give this document including the certificate of service page to the court. Make sure you also keep a copy for yourself.

Certificate of Service

I confirm that I provided a copy of this Plaintiff's Affidavit of Damages to the following people.

I provided a copy to Name of Person	I provided the copy by [x]check one	I provided the copy to this address (based on ← option checked)	I provided the copy on Date
1.	<input type="checkbox"/> Mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> E-filed/MyCase <input type="checkbox"/> Email <input type="checkbox"/> Left at business (With person in charge or in receptacle for deliveries.) <input type="checkbox"/> Left at home (With person of suitable age and discretion residing there.)		
2.	<input type="checkbox"/> Mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> E-filed/MyCase <input type="checkbox"/> Email <input type="checkbox"/> Left at business (With person in charge or in receptacle for deliveries.) <input type="checkbox"/> Left at home (With person of suitable age and discretion residing there.)		

Your Signature



Date
(when you filled this out)

Your Printed
Name