
Name

Address

City, State, Zip

Phone

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

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

In the District Court of Utah

_____ Judicial District _____ County

Court Address _____

<p>_____ Plaintiff</p> <p>v.</p> <p>_____ Defendant</p>	<p>Notice to Defendant of Disclosure Requirements in Unlawful Detainer Actions (Utah Rule of Civil Procedure 26.3)</p> <p>_____ Case Number</p> <p>_____ Judge</p>
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To:

Defendant Name or Name of Joined Party

1. You may ask for a hearing to give evidence to decide if you should immediately leave or stay in the property until the case is resolved. This is called an occupancy hearing. If you ask for an occupancy hearing, you must give to the landlord a copy of the request for hearing and the following documents:
 - Any document not yet given to the other party that you will offer as evidence at the hearing.
 - The name and, if known, the contact information of any witnesses you will call at the hearing. You must include a summary of what you expect the witnesses to say.

2. If the plaintiff asks for a hearing to give evidence to decide if you should immediately leave or stay in the property, you must give the plaintiff the documents listed above at least 2 days before the hearing.
3. You might not be able use any undisclosed witnesses, documents or material at a hearing or trial.
4. You must serve the documents and information listed above by the method most likely to be promptly received.

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).

Date

Signature ► _____
Printed Name _____

Attorney or Licensed Paralegal Practitioner of record (if applicable)

Date

Signature ► _____
Printed Name _____

Certificate of Service

I certify that I filed with the court and am serving a copy of this Notice to Defendant of Disclosure Requirements in Unlawful Detainer Actions on the following people.

Person's Name	Service Method	Service Address	Service Date
	<input type="checkbox"/> Mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> E-filed <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.)		
	<input type="checkbox"/> Mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> E-filed <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.)		
	<input type="checkbox"/> Mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> E-filed <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.)		

_____ Signature ► _____
 Date Printed Name _____