

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

I am the  Plaintiff  
 Attorney for the Plaintiff and my Utah Bar number is \_\_\_\_\_

\_\_\_\_\_  
In the District Court of Utah  
\_\_\_\_\_ Judicial District \_\_\_\_\_ County  
Court Address \_\_\_\_\_

<p>_____ Plaintiff</p> <p>v.</p> <p>_____ Defendant</p>	<p><b>Notice of URCP 26.3 Disclosure Requirements in Unlawful Detainer Actions</b></p> <p>_____ Case Number</p> <p>_____ Judge</p>
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To:

\_\_\_\_\_  
Defendant Name or Name of Joined Party

Please take notice that:

- (1) If you ask for a hearing to give evidence to the court to determine who should occupy the property until this case is decided, you must serve on the plaintiff with your hearing request the following documents:
  - (a) Any document not yet disclosed to the plaintiff that you will offer as evidence at the occupancy hearing.
  - (b) The name and, if known, the contact information of any witnesses you will call at the occupancy hearing, and a summary of what you expect the witnesses to say.

- (2) If the plaintiff asks for a hearing to give evidence to the court to determine who should occupy the property until this case is decided, you must serve on the plaintiff the documents listed in (1)(a) and (b) above at least 2 days before hearing.
- (3) You must serve the documents and information listed above by the method most likely to be promptly received.
- (4) If you do not follow these requirements the court may sanction you by not allowing the witnesses to testify, by striking pleadings, by awarding attorney fees, or by imposing on you some other sanction the court feels is appropriate.

I declare under penalty of Utah Code Section 78B-5-705 that everything stated in this document is true.

\_\_\_\_\_ Sign here ► \_\_\_\_\_  
 Date                                      Typed or Printed Name \_\_\_\_\_

### Certificate of Service

I certify that I served a copy of this document on the following people.

Person's Name	Method of Service	Served at this Address	Served on this Date
(Other Party or Attorney)	<input type="checkbox"/> Mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Fax (Person agreed to service by fax.) <input type="checkbox"/> Email (Person agreed to service by 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.)		
(Clerk of Court)	<input type="checkbox"/> Mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Electronic File		
	<input type="checkbox"/> Mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Fax (Person agreed to service by fax.) <input type="checkbox"/> Email (Person agreed to service by 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"/> Fax (Person agreed to service by fax.) <input type="checkbox"/> Email (Person agreed to service by 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.)		

Sign here ►

\_\_\_\_\_

Date

Typed or Printed Name \_\_\_\_\_