

\_\_\_\_\_  
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 Disclosure Requirements in Unlawful Detainer Actions</b> (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

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 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 \_\_\_\_\_

### Certificate of Service

I certify that I filed with the court and served a copy of this Notice of URCP 26.3 Requirements on the following people.

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

\_\_\_\_\_  
 Date

Signature ► \_\_\_\_\_  
 Printed Name \_\_\_\_\_