

NOTICE TO PAY RENT OR SURRENDER POSSESSION
(THREE DAY NOTICE)

TO:

And all other occupants, guests and/or subtenants

AT:

NOTICE IS HEREBY GIVEN THAT, pursuant to the rental agreement by which you hold possession of the above-described premises, there is now past due unpaid rent for said premises as follows:

<u>Period</u>	<u>Amount Due</u>	<u>Amount Paid</u>	<u>Total</u>
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Total Amount Due: \$

WITHIN THREE DAYS after service of this notice upon you, you are to pay said rent in full (**Total Due** above) to your landlord: _____ at _____ or, deliver up possession of said premises to your landlord. If you fail to comply, legal proceedings will be commenced against you to recover possession of the premises, to declare the rental agreement forfeited, and to recover attorney's fees and court costs and all other charges authorized under the rental agreement for the unlawful detention of said premises. If a court enters a judgment for eviction against you, you shall have seventy-two (72) hours to remove your belongings from the premises, or seven (7) days if you are a commercial tenant, before your landlord may remove and dispose of such property pursuant to Idaho Code Section 6-316. A court may grant a commercial tenant longer than seven (7) days to remove its belongings upon a finding of good cause shown. Pursuant to Idaho Code § 6-324, attorney's fees shall be awarded to the prevailing party.

Date: _____

Signature

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served this Notice, of which this is a true copy, on the above-mentioned tenant in possession in the same manner(s) indicated below:

_____ I handed a copy of this Notice to the Tenant(s) personally.

_____ I personally delivered a copy of this Notice to a person of suitable age and discretion at Tenant's residence/place of business and mailed a copy to Tenant(s) at his place of residence.

_____ I posted a copy of this Notice in a conspicuous place on the premises and mailed a copy to Tenant(s) at their place of residence, after making an attempt to deliver this notice to the Tenant(s) personally.

Executed on _____, 20____ at _____, Idaho.

Signature of Servant

Servant (Printed Name)