

TERMINATION OF TENANCY
THIRTY DAY NOTICE

TO:

And all other occupants, guests and/or subtenants

AT:

YOU ARE HEREBY NOTIFIED that your at-will tenancy of the premises is terminated. This is your thirty (30) day written notice to vacate the premises. You and all of your property must be removed from the premises on or before _____. If you fail to vacate the premises, an unlawful detainer action will be filed to evict you. If an unlawful detainer action is filed, the prevailing party is entitled to an award of all attorney fees and court costs incurred, pursuant to Idaho Code Section 6-324. You will have seventy-two (72) hours to remove your belongings from the premises before your landlord may remove and dispose of such property pursuant to Idaho Code Section 6-316 if a court enters judgment against you.

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 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 at his place of residence.

_____ After an unsuccessful attempt to personally serve the Tenant, I posted a copy of this Notice in a conspicuous place on the property and mailed a copy to Tenant at his place of residence.

Executed on _____, 20__ at _____, Idaho.

Signature of Servant

Servant (Printed Name)