

THREE DAY NOTICE AND TWENTY DAY NOTICE
(Tenant Owned Mobile Home)

TO:

And all other occupants, guests and/or subtenants

AT:

This is notice that you are in violation of paragraph(s) _____ of the [lease/community rules] for _____. This is a [substantial/repeated] violation of the [lease/rules]. Pursuant to Idaho Code § 55-2010, your tenancy may be terminated for substantial or repeated violations of the rental agreement or the written rules of the community.

Therefore, demand is now made upon you to correct the above stated violation(s). If such is not done within three (3) days from the date of the receipt of this notice, you must vacate the premises within twenty (20) days thereafter by relinquishing possession and control of the premises to us, or we will instruct our attorney to file an appropriate action to recover the premises. Under the terms of the lease under which you occupy the premises, you have agreed to pay all costs, including reasonable attorney fees, which might be incurred in any legal proceeding brought to enforce the terms of the rental agreement and pursuant to Idaho Code §§ 6-324 and 55-2018, attorney fees shall be awarded to the prevailing party. 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.

If you have any questions as to the demand as set forth in this letter, please contact your landlord immediately. Otherwise, the premises must be turned over to your landlord no later than twenty-three (23) days from the date of delivery of this notice if the above-described default is not remedied within the first three (3) days. Rent will still be due for any days for which it has not been paid through the date you vacate the park.

DATE: _____

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(s) residence and mailed a copy to Tenant(s) at its/their place of residence.

_____ I affixed a copy of this Notice in a conspicuous place on the property and mailed a copy by certified mail return receipt requested to Tenant(s) at the above address, after making an attempt to deliver this notice to the Tenant(s) at its/their residence, and after making an attempt to deliver it to a person of suitable age and discretion at Tenant's(s') place of residence.

Executed on _____, 20__ at _____, Idaho.

Signature of Servant

Servant (Printed Name)