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

TO: _____

_____

_____

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 in the sum total of $_____, that became due as follows:

Period	Amount Due	Amount Paid	Total Due
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
			_____

WITHIN THREE DAYS after service of this notice upon you, you are to pay the past due rent in full to your landlord: _____ at _____, or, in the alternative, deliver up possession of the 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 written rental agreement forfeited, to recover attorney fees and court costs, any rents due and all other charges authorized under the rental agreement for the unlawful detention of the premises. Pursuant to Idaho Code § 6-324, attorney fees shall be awarded to the prevailing party.

THIRTY DAY NOTICE
TERMINATION OF TENANCY

YOU ARE FURTHER NOTIFIED that even if the past due rent is paid within the three (3) day period as specified above, that the tenancy of the premises will be terminated 30 days from the date of this notice, and you and all of your property must be removed from the premises on or before _____. If you fail to vacate the premises by that date, an unlawful detainer action will be filed to evict you as an unlawful holdover tenant.

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 personally delivered a copy to the Tenant.

I personally delivered a copy to a person of suitable age and discretion at Tenant's residence/business address and mailed a copy addressed to tenant at his place of residence.

I affixed a copy of the notice in a conspicuous place on the property and mailed a copy to tenant at the above address.

Executed at _____ City, State of Idaho, this ____ day of _____, 200__.

_____

(Signature of Servant)