

**NOTICE OF TERMINATION OF LEASE  
AND DEMAND TO VACATE THE PROPERTY**

**TO:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AT:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE TAKE NOTICE that because of (1) repeated; or (2) non-curable; or (3) uncured violations of your lease agreement as set forth below, your lease for the rental of the above referenced property is hereby terminated effective immediately. Those violations were as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This termination is effective upon your receipt hereof and demand is hereby made that you vacate the property within \_\_\_\_\_ days of the date of delivery of this notice to you. If you fail to so, legal proceedings will be filed against you as a hold-over tenant and to recover said premises and such damages as the law allows, including an award of attorney fees and court costs pursuant to law and the terms of your lease agreement.

**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)