THREE-DAY NOTICE TO PAY RENT OR VACATE

Idaho Code sections 6-303(2) and 6-324 | Bannock County, Idaho

Notice date: _____

To:

_____

Rental:

_____

Total unpaid rent: _____

You are in default in payment of rent for this property. Pay the full unpaid rent stated above or vacate the property within three (3) days after this notice is served on you. The attached rent statement is part of this notice. No fees or other charges are demanded.

If you do not pay or vacate within the required period, the landlord may bring an unlawful detainer action. Under Idaho Code section 6-324, attorney fees shall be awarded to the prevailing party, except in cases where treble damages are awarded.

RESIDENTIAL TENANTS: If a court enters judgment against you, you will have seventy-two (72) hours to remove your belongings before the landlord may remove and dispose of them under Idaho Code section 6-316.

COMMERCIAL TENANTS OR LAND FIVE (5) ACRES OR MORE: If a court enters judgment against you, you will have seven (7) days, or longer if granted by the court, to remove your belongings before the landlord may remove and dispose of them under Idaho Code section 6-316.

Payment instructions:

_____

Landlord: _____

Mailing address:

_____

Signature: _____

This notice is not a court order.

RENT STATEMENT

Attachment to Idaho three-day notice | Idaho Code section 6-303(2)

Notice date: _____

Tenant(s): _____

Rental premises: _____

_____

Landlord: _____

Rent due date	Rent charged	Unpaid rent
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

TOTAL UNPAID RENT: $_____

This rent statement is part of the attached three-day notice. No fees or other charges are demanded.

Landlord phone: _____

RECORD OF PERSONAL DELIVERY

Idaho Code section 6-304(1)

Notice date: _____

Rental premises: _____
_____

Tenant(s) named in notice: _____

I personally delivered a true copy of the identified three-day notice, including its rent statement, to the recipient stated below. The actual delivery occurred as recorded here.

Recipient: _____

Recipient is: [ ] Tenant [ ] Subtenant occupying the premises

Actual delivery date: _____ Time: _____

Place of personal delivery: _____
_____

Delivered by (name): _____

Number of pages personally delivered: _____

Facts identifying the recipient and the delivery:
_____
_____
_____

This record describes an actual delivery. It does not establish service of a court summons or complaint.

Signature of person who delivered: _____

Date signed: _____