

THREE-DAY NOTICE TO PAY RENT OR VACATE

To: _____
Name(s) of Tenant(s)/Sub-tenant(s)

NOTICE: you are in default in payment of rent for the property at _____
_____. You must either pay the rent due in the amount of \$_____, or
move out within three (3) days after the date you were served this notice.

If you fail to either pay the rent in full or move out within three (3) days, you can be sued for
eviction and forced to move. You will be required to pay attorney fees, and may also be
required to pay all fees and court costs.

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

COMMERCIAL TENANTS OR LAND FIVE (5) ACRES OR MORE NOTICE: If a court
enters judgment against you, then you will have seven (7) days, or longer if granted by the
court, if you are a commercial tenant or a tenant with a tract of land five (5) acres or more, to
remove your belongings from the premises before the landlord may remove and dispose of such
property pursuant to section 6-316, Idaho Code.

Date: _____

Owner/Agent

Typed/printed name

Address: _____

AFFIDAVIT OF SERVICE
(Three-Day Eviction Notice)

I swear under oath:

On (date) _____, I delivered a copy of the
Three-Day Eviction Notice for Nonpayment of Rent by one of the following ways:

1. in person to the tenant named _____ at
(street address, city, state) _____.

**Or, because the tenant was not at the residence and not at his/her usual place of
business,**

2. by leaving it with (name of person) _____, who is
of suitable age and discretion at (street address, city, state) _____
_____,
(select one) tenant's residence tenant's usual place of business, and also sending a
copy through the mail addressed to the tenant at (tenant's residence address) _____
_____.

**Or, because I am not able to find out where the tenant lives and/or works, or because
no person of suitable age and discretion was present there,**

3. by posting it in a conspicuous place on the property located at (tenant's residence street
address, city, state) _____
_____ and also sending a
copy through the mail, addressed to the tenant at (property mailing address) _____
_____; and delivering to
(name of person) _____, a person residing there. **or**
 a person who resides there could not be found.

Typed/printed name

Signature

STATE OF IDAHO)
) ss.
County of _____)

SUBSCRIBED AND SWORN before me on this ____ day of _____

Notary Public for Idaho
Residing at _____
Commission expires _____