

IDAHO
THREE (3) DAY NOTICE TO PAY RENT OR VACATE

Dear _____:

The undersigned on behalf of your landlord, _____, hereby gives you notice and requires you to quit and deliver up possession of those certain premises which you now occupy commonly known as _____, situated in the City of _____, County of _____, State of Idaho on or before and not later than _____, 20____ (three (3) days henceforth);

or

within three (3) days subsequent to the service of this notice upon you, pay the full rent due and owing to said owner/agent of _____ and 00/100 (\$_____) dollars for rental arrears (representing rent owed for _____) payable by cash, money order, or cashiers check only. Failure to either surrender the premise and place them in the lawful possession of the owner/agent or pay the full amount due and owing may cause commencement of an Unlawful Detainer action against you. If legal action is commenced, attorney fees and costs shall be awarded to the prevailing party pursuant to Idaho Code 6-324.

The consent of the lessor in any instance to any variation of the terms of this lease, or the receipt of rent with knowledge of any breach, shall not be deemed to be a waiver as to any breach of any covenant or condition herein contained, nor shall any waiver be claimed as to any provision of your lease unless the same be in writing, signed by the lessor or the lessor's authorized agent. Your landlord's acceptance of rent is not a waiver of any preceding or existing breach other than failure of tenant to pay the particular rental so accepted. Partial payment will not prevent legal action against you. If your lease term has not expired, vacation of your leasehold premises will not relieve you of your remaining lease obligations including your obligation to pay future unaccrued rent. Your landlord intends to enforce your lease agreement to the fullest extent allowed by law. **WARNING: Malicious and/or intentional damage to the leasehold premises or removal of any fixtures, appliances, or equipment therein may punishable as a crime.**

The purpose of this correspondence is an attempt to collect a debt. Any information obtained will be used for debt collection purposes.

DATED this ____ day of _____, 20____.

Landlord/Agent

*If you vacate the Premises, you shall continue to be liable for rent until the Lease/Rental Agreement is Terminated or the Premises are released, whichever first occurs, as well as the costs of cleaning, repairing or restoring the Premises to the same condition as received, reasonable wear and tear excepted, and all costs, expenses and attorney fees.