**IDAHO 3-DAY NOTICE TO QUIT | NON-COMPLIANCE**

Date: [MM/DD/YYYY]

## To: [TENANT NAME(S)]

Rental (Premises) Street Address: [STREET ADDRESS] Unit #: [#]

City: [CITY] State: Idaho

You are hereby notified that you have seriously violated your rental agreement or your duties under the law. The violation(s) is/are as follows:

[DESCRIBE LEASE VIOLATION(S)].

**- OPTION 1:** If you do not remedy the violation(s) listed above by doing the following:

[LIST WHAT THE TENANT(S) HAVE TO DO TO FIX VIOLATION(S)], within three (3) days of the date you receive this notice your tenancy will terminate and you will be required to move out by [MM/DD/YYYY] at [HH:MM]  AM  PM. If you have not remedied the problem(s) and have not moved out by the date above, a lawsuit may be filed to evict you. If you remedy the problem(s) within three (3) days, you may stay.

**- OPTION 2:** In accordance with Idaho law, I am electing to terminate your tenancy

on [MM/DD/YYYY], which is not less than ten (10) days from the date you received this notice. If you have not moved out by the date above, a lawsuit may be filed to evict you.

Landlord / Agent Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) Printed Name: [PRINTED NAME]

# - - - - - - - - - - - - - - - - CERTIFICATE OF SERVICE - - - - - - - - - - - - - - - -

I certify that on [MM/DD/YYYY] I served this notice to [TENANT / RECIPIENT NAME] by:

- Delivering it personally to the person in possession of the Premises.

- Delivering it to the Premises to a member of the Tenant’s family or household or an

employee of suitable age and discretion with a request that it be delivered to the

person in possession on the Premises.

- Certified first-class mail addressed to the person in possession on the Premises.

Landlord / Agent Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/)