

IDAHO 3-DAY NOTICE TO QUIT | NON-PAYMENT

Date: _____ (mm/dd/yyyy)

To: _____ (Tenant Name(s))

Rental (Premises) Street Address: _____

Unit #: _____ City: _____ State: Idaho

You are notified that you owe rent in the amount of \$_____. This amount does not include any late fees that you may also owe. You may not be evicted for non-payment of late fees.

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 and time by which rent must be paid:

Date: _____ (mm/dd/yyyy)

Time: _____ (☐ AM | ☐ PM)

If you pay your rent in full before the date and time above, you do not have to move.

**If you do NOT pay your rent or move by the date and time above,
a lawsuit may be filed to evict you.**

Landlord / Agent Signature: _____ Printed Name: _____