# **THREE DAY NOTICE FOR NONPAYMENT OF RENT**

From: Agent

 Address

 City state zip

 Phone #

## To: Resident name

 Address

 City, state zip

This is to inform you that your rent is now overdue. You have 72 hours from the date of service of this notice in which to pay your past due rent in the amount of $00.00. The amount due of $00.00 is for the period of **(Date)** to **(Date).**

If you do not pay $00.00 by 12:00 midnight on **(Date)**, your lease will be terminated and **(Management Agency)** will, at that time, be entitled to file an unlawful detainer **(eviction)** action for possession to the leased premises in accordance with the laws of the state of Idaho. This means that you must either pay the above-mentioned rent amount to the onsite manager within 72 hours or vacate the premises by 12:00 midnight on (Date). Pursuant to *Idaho code* § 6-324, attorney fees shall be awarded to the prevailing party.

YOU ARE FURTHER NOTIFIED that you have **(10)** days, but not later than **12:00 midnight, (Date)** from the date of your receipt of this Notice within which to request a meeting with the Landlord and discuss the proposed termination with the Landlord at Apartment name address and phone number. You also have the right to retain counsel to represent you in this matter and the right to defend such action in a court of law.

This notice was mailed on **(Date)**. **(3 days added for mailing)**.

Regards,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date