

**NOTICE OF TERMINATION OF LEASE AND
DEMAND TO VACATE THE PROPERTY
(Controlled Substances)**

TO:

And all other occupants, guests and/or subtenants

AT:

PLEASE TAKE NOTICE THAT: Your landlord has reasonable grounds to believe that you, a subtenant or guest has been engaged in the unlawful delivery, production or use of a controlled substance on the above-mentioned premises ("Premises") during the term of the lease agreement ("Lease"). Your Lease for the Premises is hereby terminated effective immediately for the following violation:

VIOLATION(S): Possession, delivery, production and/or use of a controlled substance. This is a violation of the Lease as well as State and Federal law. Pursuant to Idaho law, this violation is grounds for an eviction. Idaho Code Section 6-303(5).

WITHIN THREE DAYS after service of this Notice upon you, you are required to vacate the Premises and deliver possession to your landlord. If you fail to comply, legal proceedings will be commenced against you to recover possession of the Premises, to declare the Lease forfeited, to recover attorney fees and court costs, and any rents due and all other charges authorized under the Lease for the unlawful detention of the Premises. You will have seventy-two (72) hours to remove your belongings from the Premises before your landlord may remove and dispose of such property pursuant to Idaho Code Section 6-316 if a court enters judgment against you. Pursuant to Idaho Code Section 6-324, attorney fees shall be awarded to the prevailing party. Therefore, demand is now made upon you to vacate the Premises as directed in this Notice.

DATE: _____

Signature

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served this Notice, of which this is a true copy, on the above-mentioned tenant in possession in the same manner(s) indicated below:

_____ I handed a copy of this Notice to the Tenants personally.

_____ I personally delivered a copy of this Notice to a person of suitable age and discretion at Tenants' residence/place of business and mailed a copy to Tenants at their place of residence.

_____ I posted a copy of this Notice in a conspicuous place on the property and mailed a copy to Tenants at their place of residence, after attempting to deliver this notice to the Tenants personally.

Executed on _____, 20____ at _____, Idaho.

Signature of Servant

Servant (Printed Name)

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