

**NUISANCE
THREE-DAY NOTICE TO TERMINATE RENTAL AGREEMENT
NRS 118B.190(1)(b)/NRS 118B.200(1)(f)**

TO: _____ (Tenant)

TAKE NOTICE that you have three (3) judicial days¹ to vacate. Your conduct is a nuisance as defined by NRS 40.140 and consisting of one of the activities listed in NRS 118B.190(1)(b) in that:

On (date)_____ at (place)_____

the following occurred:

- | | |
|---|---|
| <input type="checkbox"/> discharge of a weapon | <input type="checkbox"/> prostitution |
| <input type="checkbox"/> illegal drug manufacture or use | <input type="checkbox"/> child molestation or abuse |
| <input type="checkbox"/> elder molestation or abuse | <input type="checkbox"/> property damage as a result of vandalism |
| <input type="checkbox"/> operating a motor vehicle while under the influence of alcohol or any other controlled substance | |
| <input type="checkbox"/> Other (specify):_____ | |
| _____ | |
| _____ | |
| _____ | |

If you do not vacate within three (3) judicial days of this notice, legal eviction will be started against you and you may be liable for costs and attorneys' fees.

Dated this _____ day of _____, 20_____.

Landlord or Duly Authorized Agent

Address

Phone

¹ "Judicial Days" do not include date of service, weekends or legal holidays.

PROOF OF SERVICE

On _____, 20____ I served the above _____

_____ (Name of Notice)
at the following time ____: ____ AM / PM and in the following manner:

_____ By delivering a copy to the tenant(s) personally, in the presence of a witness.

_____ Because the tenant(s) were absent from their place of residence or from their usual place of business, by leaving a copy with _____, a person of suitable age and discretion, at either place and mailing a copy to the tenant(s) at their place of residence or place of business.

_____ Because the place of residence or business could not be ascertained, or a person of suitable age or discretion could not be found there, by posting a copy in a conspicuous place on the property, delivering a copy to a person there residing, if the person could be found, and mailing a copy to the tenant(s) at the place where the property is situated. See attached copy of a Certificate of Mailing.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAW OF THE STATE OF NEVADA THAT THE NOTICE WAS PROVIDED ON THE DATE AND IN THE MANNER LISTED ABOVE.

Signature of Server

Signature of Tenant

Signature of Witness

Print Server's Name

Print Tenant's Name

Print Witness's Name