

**FIVE-DAY NOTICE OF UNLAWFUL DETAINER
FOR FAILURE TO VACATE RENTAL UNIT - NRS 40.2516
(Violation of Lease or Rental Agreement)
AND
NOTICE OF SUMMARY EVICTION - NRS 40.254**

TO: _____ (Tenant)

Date of Service: _____

PLEASE TAKE NOTICE that pursuant to NRS 40.2516, you are in unlawful detainer for failing to vacate or to correct the violations of your lease or rental agreement and continuing in possession of the rental unit located at: _____

_____ ,

after having been served:

- _____ 1. A Five (5) Day Notice of Termination for Violation of Lease or Rental Agreement granting you five (5) judicial days to cure the violations which has now expired.
- _____ 2. A Five (5) Day Notice of Termination for Violation of Lease or Rental Agreement with no advisement of a right to cure violations because the violations are not remediable.

ATTENTION! If you do not vacate and leave the rental unit within FIVE JUDICIAL DAYS from the date of service of this notice, I will seek an order of eviction from the Justice Court. If you are evicted, you may legally be locked out of the rental unit the same day.

ATTENTION! To contest this notice, you must file a Tenant's Affidavit/Declaration with the Justice Court of _____ Township by noon of the FIFTH JUDICIAL DAY from the date of service of this notice. There is a filing fee of \$_____. If you are unable to pay the filing fee, you may file a written motion with the court requesting a fee waiver. If the court grants your fee waiver, your Tenant's Affidavit/Declaration will be filed at no charge. You must also serve a file-stamped copy of your Tenant's Affidavit/Declaration upon me. Upon the filing and service of your Tenant's Affidavit/Declaration, you are entitled to a court hearing.

Dated this _____ day of _____, 20_____.

Landlord

Address

Phone

Signature of Landlord or Duly Authorized Agent

Print Name of Landlord or Duly Authorized Agent

AFFIDAVIT/DECLARATION OF SERVICE

On _____, I served the following document:
(Date)

(Name of Document)

at the following time ____: _____ AM / PM and in the following manner:

____ 1. By delivering a copy to the tenant(s) personally, in the presence of a witness. (Server, Tenant & Witness Must All Sign).

Signature of Server

Signature of Tenant

Signature of Witness

Print Name of Server

Print Name of Tenant

Print Name of Witness

____ 2. 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. (Attach United States Postal Service Certificate of Mailing).

____ 3. 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. (Attach United States Postal Service Certificate of Mailing).

I swear the above is true. Signature: _____

SUBSCRIBED AND SWORN to before me this ____ day of _____,
20_____.

NOTARY PUBLIC

OR

DEPUTY CLERK _____

OR
THE FOLLOWING:

Pursuant to NRS 53.045:

"I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct."

Executed on _____, 20_____

Signature

Print Name