

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

TO: \_\_\_\_\_ (Tenant)  
\_\_\_\_\_  
\_\_\_\_\_

TAKE NOTICE that you have five (5) judicial days<sup>1</sup> to vacate. Your conduct is a nuisance as defined by NRS 40.140 in that:

On (date) \_\_\_\_\_ at (place) \_\_\_\_\_  
the following circumstances occurred: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

If you do not vacate within five (5) 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

<sup>1</sup> "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