

**NOTICE OF TERMINATION FOR VIOLATION OF
LEASE OR RENTAL AGREEMENT
NRS 40.2516**

TO: _____ (Tenant)

Date of Service: _____

PLEASE TAKE NOTICE that you have violated your lease or rental agreement for the following reason(s): (List the specific acts and/or omissions constituting the breach, including times, dates and places of any alleged breach.) _____

You must vacate and leave the rental unit no later than five (5) judicial days¹ after you receive service of this Notice, or in the alternative, you must correct all the above listed violations within:

Five (5) judicial days from the date of service of this Notice

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

If you fail to either vacate the premises by _____, 20____ or fail to correct all the above-listed violations by _____, 20____, you will be guilty of an unlawful detainer (unlawful possession), and I will start eviction proceedings against you.

ATTENTION! THIS NOTICE IS BEING GIVEN PURSUANT TO NEVADA REVISED STATUTES. If you do not comply with this notice you will be in unlawful possession of the rental unit, and you will be subject to the eviction procedures contained in NRS 40.254 or NRS 40.290 *et seq.*

NOTE: If you are 60 years of age or older, or if you have a physical or mental disability, and your tenancy is not week-to-week, you may make a written request to me to be allowed to continue in possession of the rental unit for an additional 30 days past the time listed on this notice. You must provide me with proof of your age or disability with your written request. If I reject your request, you have the right to petition the court to continue in possession of the rental unit for an additional 30 days. If the court denies your petition, you will be allowed to continue in possession of the rental unit for five calendar days following the date of entry of the order denying the petition.

Dated this _____ day of _____, 20____.

Landlord

Address

Phone

Signature of Landlord or Duly Authorized Agent

Print Name of Landlord or Duly Authorized Agent

**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