

FIVE-DAY NOTICE TO PERFORM LEASE CONDITION OR QUIT

(NRS 40.2516)

TO: _____
Tenant(s) Name(s)

FROM: _____
Landlord's Name

Address

Address

City, State, Zip Code

City, State, Zip Code

Telephone Number

PLEASE TAKE NOTICE that you have neglected or failed to perform a condition or covenant of your lease or rental agreement as follows *(describe in detail specific lease violation(s) alleged, with citation to applicable page and paragraph of lease):*

(Attach additional pages if necessary.)

You must either vacate the premises or correct the violations described above no later than five (5) judicial days¹ following the Date of Service of this notice. If you do not comply with this notice, your possession of the premises will be unlawful (called "unlawful detainer"), and your landlord may initiate an eviction against you by either serving you with a Five-Day Notice to Quit for Unlawful Detainer or a Summons and Complaint for Unlawful Detainer. Within five (5) days after the Date of Service of this notice, you may perform the condition or covenant and thereby save the lease from forfeiture, unless the covenants and conditions cannot afterwards be performed. If the court determines that you are guilty of an unlawful detainer, the court may issue a summary order for your removal or an order providing for your nonadmittance, directing the sheriff or constable to post the order in a conspicuous place on the premises not later than 24 hours after the order is received by the sheriff or constable. The sheriff or constable shall then remove you not earlier than 24 hours but not later than 36 hours after the posting of the order. Pursuant to NRS 118A.390, you may seek relief if a landlord unlawfully removes you from the premises or excludes you by blocking or attempting to block your entry upon the premises or willfully interrupts or causes or permits the interruption of an essential service required by the rental agreement or chapter 118A of the Nevada Revised Statutes.

Pursuant to NRS 40.251, if you receive this notice during a government shutdown and you are a federal worker, tribal worker, state worker, or household member of such a worker, you may request to be allowed to continue in possession during the period commencing on the date on which a shutdown begins and ending on the date that is 30 days after the date on which the shutdown ends by submitting a written request for the extended period and providing proof that you are a federal worker, tribal worker, state worker, or household member of such a worker during a shutdown. The landlord who receives this request shall allow you to continue in possession for the period requested unless the court orders otherwise.

YOU CAN OBTAIN FORMS AND INFORMATION ABOUT YOUR RIGHTS AND RESPONSIBILITIES at the Civil Law Self-Help Center at the Regional Justice Center, downtown Las Vegas, or online at www.civillawselfhelpcenter.org.

DECLARATION OF SERVICE

On *(insert date of service)* _____, I served this notice in the following manner *(check only one)*:

- By delivering a copy to the tenant(s) personally.
- Because the tenant(s) was absent from tenant's place of residence, by leaving a copy with *(insert name or physical description of person served)* _____, a person of suitable age and discretion, AND mailing a copy to the tenant(s) at tenant's place of residence.
- Because neither tenant nor a person of suitable age or discretion could be found there, by posting a copy in a conspicuous place on the property, AND mailing a copy to the tenant(s) at the place where the property is situated.

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

(Date) *(Server's Name)* *(Server's Badge/License #)*² *(Server's Signature)*

¹ Judicial days do not include the date of service, weekends, or certain legal holidays.

² A server who does not have a badge or license number may be an agent of an attorney licensed in Nevada. Notices served by agents must also include an attorney declaration as proof of service.