THREE-DAY NOTICE TO QUIT FOR NUISANCE (NRS 40.2514)

TO: Name of TENANT(s)	*FROM: Name of LANDLORD*
Address:	*Address*
City, State, ZIP:	*City, State, ZIP:*
	Telephone Number:

DATE OF SERVICE: _____

PLEASE TAKE NOTICE that you are hereby required to vacate the premises within three (3) judicial days[1] after the Date of Service of this notice for the following reasons(s) *(check all that apply)*:

☐ Assigning or subletting the premises contrary to the covenants of the lease;

☐ Committing or permitting waste on the property;

☐ Setting up or carrying on any unlawful business in or on the property;

☐ Suffering, permitting, or maintaining a nuisance on or about the premises consisting of conduct or an ongoing condition which constitutes an unreasonable obstruction to the free use of property and causes injury and damage to other tenants or occupants of that property or adjacent buildings or structures;

☐ Violating any of the controlled substance laws in NRS 453.011 to 453.552, inclusive, except NRS 453.336, in or on the property.

This notice is based upon the following facts *(describe in detail the facts and circumstances relating to each box checked above, including names, dates, locations, etc. (attach additional pages if necessary):* _____

_____

If you do not comply with this notice, your possession of the premises will be unlawful ("unlawful detainer"), and your landlord may initiate an eviction against you by either serving you with a 5-day Notice to Quit for Unlawful Detainer or a Summons and Complaint for Unlawful Detainer. 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 to remove you within 24 hours after receipt 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, causes, or permits the interruption of an essential service required by the rental agreement or NRS Chapter 118A.

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, in the presence of a witness *(server, witness, and tenant must all sign landlord's copy of notice):*

_____
(Tenant's Signature)

_____	_____	_____
(Date)	*(Type or Print Name of Witness)*	*(Signature of Witness)*

☐ Because the tenant(s) was absent from the tenant's place of residence or from tenant's usual place of business, by leaving a copy with *(insert name)* _____ , a person of suitable age and discretion, at either place AND mailing[2] a copy to the tenant(s) at tenant's place of residence or place of business;

☐ Because tenant's 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[2] 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)	*(Type or Print Server's Name)*	*(Server's Signature)*

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

[2]If this manner of service is used, Landlord must file with the court a "certificate of mailing" issued by the U.S. Post Office per NRS 40.280(3).