

**FIVE-DAY NOTICE TO PAY RENT OR QUIT (NRS 40.253)**

TO: Name of TENANT(s)
Address:
City, State, ZIP:

FROM: Name of LANDLORD
Address
City, State, ZIP:
Telephone Number:

DATE OF SERVICE: \_\_\_\_\_

**PLEASE TAKE NOTICE** that you are in default in payment of rent for the above-described premises in the sum of (insert total rent due) \$\_\_\_\_\_ for the period (insert beginning date covered by rent due) \_\_\_\_\_ to (insert ending date covered by rent due) \_\_\_\_\_. Rental payment(s) became delinquent on (insert first date rent was due but not paid) \_\_\_\_\_.

Your failure to pay rent or vacate the premises before noon on the fifth judicial day<sup>1</sup> following the Date of Service of this notice may result in your landlord applying to the Justice Court for an eviction order. 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 remove you within twenty-four (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 or causes or permits the interruption of an essential service required by the rental agreement or NRS Chapter 118A.

**YOU ARE HEREBY ADVISED OF YOUR RIGHT TO CONTEST THIS NOTICE by filing an Affidavit (or Answer) no later than noon on the fifth judicial day<sup>1</sup> following the Date of Service of this notice with the Virginia Township Justice Court stating that you are not guilty of an unlawful detainer. The Virginia Township Justice Court is located at 26 South B Street, Second Floor, Virginia City, Nevada. You may obtain forms at the court clerk's office, and at [www.storeycounty.org](http://www.storeycounty.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, in the presence of a witness (server, witness, and tenant must all sign landlord's copy of notice):

_____	_____	_____
(Date)	(Type or Print Name of Witness)	(Tenant's Signature)
		(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<sup>2</sup> 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<sup>2</sup> 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)

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

<sup>2</sup>If this manner of service is used, Landlord must file with the court a "certificate of mailing" issued by the United States Post Office per NRS 40.280(3).