

**IN THE JUSTICE COURT OF VIRGINIA TOWNSHIP
IN AND FOR THE COUNTY OF STOREY, STATE OF NEVADA**

<i>Name of Landlord/Plaintiff</i> Address: City, State, ZIP:
Versus
<i>Name of Tenant(s) or Occupant(s)/Defendant(s)</i> Address: City, State, ZIP:
<i>Tenant's/Occupant's Telephone Number: (required)</i>

Case No. _____

**TENANT'S ANSWER TO COMPLAINT
FOR UNLAWFUL DETAINER
(Foreclosure) NRS 40.255**

COMES NOW, the undersigned Defendant/Tenant and ANSWERS the Complaint as follows:

1. Defendant admits the allegations contained in paragraphs _____ of the Complaint.
2. Defendant denies the allegations contained in paragraphs _____ of the Complaint.
3. Defendant has no information or belief as to the truth of the allegations contained in paragraphs _____ of the complaint and denies them on that basis.

4. I am the Tenant current or former owner of the residence and received a complaint claiming that the residence in which I reside has been foreclosed upon. I have a defense to this action for the following reasons (check all that apply):

Plaintiff has failed to comply with the Protecting Tenants at Foreclosure Act (Public Law 111-22) (explain):

 _____ Check if attaching continuation sheet

Plaintiff has failed to comply with Chapter 107 of the Nevada Revised Statutes (explain):

 _____ Check if attaching continuation sheet

Other defense (explain) _____
 _____ Check if attaching continuation sheet

(Select all that apply.)

5. This action is brought in violation of the Federal Fair Housing Act or Nevada laws forbidding discrimination in housing (explain):

 _____ Check if attaching continuation sheet

6. This action is brought in violation of NRS 118A.510 which prohibits a Landlord from terminating a tenancy in retaliation for a tenant/occupant having engaged in specific acts (explain): _____

_____ Check if attaching continuation sheet

WHEREFORE, I request that Landlord take nothing requested in Landlord's Complaint.

Per NRS 53.045, "I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct."

Signature

Date

Type or Print Name

Certificate of Mailing/Service

I HEREBY CERTIFY THAT on the *(insert date answer was served)* _____ day of _____, 20_____, I served the foregoing TENANT’S ANSWER TO COMPLAINT FOR UNLAWFUL DETAINER pursuant to JCRCP 5(b), by the following method (check box):

Depositing a copy of the same in the United States Mail in _____, Nevada, postage prepaid, to the address listed below.

OR

- Delivering, via hand delivery, a copy of the same to the address listed below and leaving it
- With Landlord (only if Landlord has no attorney)
 - With Landlord’s attorney or
 - At the office of Landlord (only if Landlord has no attorney)
 - Landlord’s attorney with a person in charge or in a conspicuous place, or
 - At the Landlord’s dwelling house (only if Landlord has no attorney) with a person of suitable age or discretion residing therein.

(On lines below insert name and mailing address of person served, as applicable. Landlord, Landlord’s attorney, or person of suitable age and discretion, as applicable.)

Name of person served

Street Address *City* *State* *Zip Code*

Per NRS 53.045, I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.

Signature

Date

Type or Print Name