

**VIRGINIA TOWNSHIP JUSTICE COURT IN AND FOR THE COUNTY OF STOREY  
FIVE-DAY NOTICE TO PAY RENT OR QUIT (NRS 40.253) – COMMERCIAL TENANT**

<i>TO: Name of TENANT(s)</i>
<i>Address:</i>
<i>City, State, ZIP:</i>

<i>FROM: Name of LANDLORD</i>
<i>Address</i>
<i>City, State, ZIP:</i>
<i>Telephone Number:</i>

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 at or before noon on the fifth full day following the date of service of this notice may result in your landlord applying to the Virginia Township 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 non-admittance, directing the sheriff 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 MATTER** by filing, at or before noon on the fifth full day following the day of service, an affidavit with the Virginia Township Justice Court stating that you have tendered payment or are not in default in the payment of the rent. 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 non-admittance, directing the sheriff to remove you within 24 hours after receipt of the order.

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**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)*:

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

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

_____	_____	_____
<i>(Date)</i>	<i>(Type or Print Server's Name)</i>	<i>(Server's Signature)</i>