

Name and Address of Landlord	Case No. _____
	Department No. _____
VERSUS	FIVE-DAY NOTICE TO QUIT FOR VIOLATION OF RENTAL AGREEMENT
Name and Address of Tenant(s)	
Tenant's Phone Number: _____	

Date of Service: _____

Manner of Service: Personal;
 Substituted/Mailing
 Posting/Mailing

PLEASE TAKE NOTICE that you have violated your rental agreement in the following manner: _____

You must either vacate the rental premises or correct all of the above-referenced violations no later than five (5) judicial¹ days after service of this notice. If you do not comply with this notice, you will be guilty of being in unlawful possession of the rental premises and I will initiate eviction proceedings against you by either serving you with either a 5-day Unlawful Detainer Notice or a Complaint for Unlawful Detainer.

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 (the server, witness, and tenant must all sign landlord's copy of the notice);

 (Date) (Type or print witnesses' name) (Witness' signature)

 (Tenant's signature)

-- OR --

Because the tenant(s) was absent from 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 AND² mailing a copy to the tenant(s) at their place of residence or place of business;

-- OR --

Because the 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, AND² mailing a copy to the tenant(s) at the place where the property is situated.

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."

 (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 Landlord must file with the court a "certificate of mailing" issued by the United States Post Office per NRS 40.280(3).