

**NO-CAUSE TERMINATION NOTICE TO VACATE
NRS 40.251(1)**

TO: _____ (Tenant)

Date of Service: _____

PLEASE TAKE NOTICE that you must surrender and vacate the rental unit
located at: _____

You are entitled to a period of:

- 1. Seven (7) judicial days¹ after service of this notice to vacate and leave the rental unit (because you are a week-to-week tenant). NRS 40.251(1)(a)(1).
- 2. Thirty (30) calendar days after service of this notice to vacate and leave the rental unit (because you have a periodic tenancy which is not week-to-week). NRS 40.251(1)(a)(2).
- 3. Five (5) judicial days after service of this notice to vacate and leave the rental unit (because you have a tenancy at will). NRS 40.251(1)(a)(3).

¹ "Judicial Days" do not include date of service, weekends or legal holidays.

4. Seven (7) judicial days after service of this notice to vacate and leave the rental unit (because your tenancy is subject to Chapter 118A of the Nevada Revised Statutes and your rental agreement will expire or terminate as of _____, 20____). NRS 40.251(1)(b)(1)(I). (Applies to week-to-week tenancies.)
5. Thirty (30) calendar days after service of this notice to vacate and leave the rental unit (because your tenancy is subject to Chapter 118A of the Nevada Revised Statutes and your rental agreement will expire or terminate as of _____, 20____). NRS 40.251(1)(b)(1)(II). (Applies to all other periodic tenancies.)
6. Five (5) judicial days after service of this notice to vacate and leave the rental unit (because you have a recreational vehicle lot tenancy, pursuant to NRS 40.215(6), NRS 40.251(1)(d).

ATTENTION! If you fail to vacate the rental unit by _____, 20____, you will be guilty of an unlawful detainer (unlawful possession), and I will start eviction proceedings against you.

NOTE: If you are 60 years of age or older, or if you have a physical or mental disability, and your tenancy is not week-to-week, you may make a written request to me to be allowed to continue in possession of the rental unit for an additional 30 days past the time listed on this notice. You must provide me with proof of your age or disability with your written request. If I reject your request, you have the right to petition the court to continue in possession of the rental unit for an additional 30 days. If the court denies your petition, you will be allowed to continue in possession of the rental unit for five (5) calendar days following the date of entry of the order denying the petition.

ATTENTION! THIS NOTICE IS BEING GIVEN PURSUANT TO NEVADA REVISED STATUTES. If you do not comply with this notice you will be in unlawful possession of the rental unit, and you will be subject to the eviction procedures contained in NRS 40.254 or NRS 40.290 *et seq.*

Dated this _____ day of _____, 20____.

Landlord

Address

Phone

Signature of Landlord or Duly Authorized Agent

Print Name of Landlord or Duly Authorized Agent

**FIVE-DAY NOTICE OF UNLAWFUL DETAINER
FOR FAILURE TO VACATE RENTAL UNIT - NRS 40.251
(No-Cause Termination)
AND
NOTICE OF SUMMARY EVICTION - NRS 40.254**

TO: _____ (Tenant)

Date of Service: _____

PLEASE TAKE NOTICE that pursuant to NRS 40.251, you are in unlawful detainer for failing to vacate and continuing in possession of the rental unit located at:

after having been served the following notice which has now expired:

- 1. Seven (7) judicial days¹ notice to vacate and leave the rental unit (because you are a week-to-week tenant). NRS 40.251(1)(a)(1)
- 2. Thirty (30) calendar days notice to vacate and leave the rental unit (because you have a periodic tenancy which is not week-to-week). NRS 40.251(1)(a)(2).
- 3. Five (5) judicial days notice to vacate and leave the rental unit (because you have a tenancy at will). NRS 40.251(1)(a)(3).
- 4. Seven (7) judicial days notice to vacate and leave the rental unit (because your tenancy is subject to Chapter 118A of the Nevada Revised Statutes and your rental agreement expired or terminated as

¹ "Judicial Days" do not include date of service, weekends or legal holidays.

of _____, 20____). NRS 40.251(1)(b)(1)(I). (Applies to week-to-week tenancies.)

5. Thirty (30) calendar days notice to vacate and leave the rental unit (because your tenancy is subject to Chapter 118A of the Nevada Revised Statutes and your rental agreement expired or terminated as of _____, 20____). NRS 40.251(1)(b)(1)(II). (Applies to all other periodic tenancies.)

6. Five (5) judicial days notice to vacate and leave the rental unit (because you have a recreational vehicle lot tenancy, pursuant to NRS 40.215(6), NRS 40.251(1)(d).

ATTENTION! If you do not vacate and leave the rental unit within FIVE JUDICIAL DAYS from the date of service of this Notice, I will seek an order of eviction from the Justice Court. If you are evicted, you may legally be locked out of the rental unit the same day.

ATTENTION! To contest this notice, you must file a Tenant's Affidavit/Declaration with the Justice Court of _____ Township by noon of the FIFTH JUDICIAL DAY from the date of service of this notice. There is a filing fee of \$_____. If you are unable to pay the filing fee, you may file a written motion with the court requesting a fee waiver. If the court grants your fee waiver, your Tenant's Affidavit/Declaration will be filed at no charge. You must also deliver a file-stamped copy of your Tenant's Affidavit/Declaration to me. Upon the filing and delivery of your Tenant's Affidavit/Declaration, you are entitled to a court hearing.

NOTE: If you are 60 years of age or older, or if you have a physical or mental disability, and your tenancy is not week-to-week, you may make a written request to me to be allowed to continue in possession of the rental unit for an additional 30 days. You must provide me with proof of your age or disability with your written request. If I reject your request, you have the right to petition the court to continue in possession of the rental unit for an additional 30 days. If the court denies your petition, you will be allowed to continue

in possession of the rental unit for five (5) calendar days following the date of entry of the order denying the petition.

Dated this _____ day of _____, 20_____.

Landlord

Address

Phone

Signature of Landlord or Duly Authorized Agent

Print Name of Landlord or Duly Authorized Agent