

**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

AFFIDAVIT/DECLARATION OF SERVICE

On _____, I served the following document:
(Date)

(Name of Document)

at the following time ____: _____ AM / PM and in the following manner:

____ 1. By delivering a copy to the tenant(s) personally, in the presence of a witness. (Server, Tenant & Witness Must All Sign).

Signature of Server

Signature of Tenant

Signature of Witness

Print Name of Server

Print Name of Tenant

Print Name of Witness

____ 2. Because the tenant(s) were absent from their place of residence or from their usual place of business, by leaving a copy with _____, a person of suitable age and discretion, at either place and mailing a copy to the tenant(s) at their place of residence or place of business. (Attach United States Postal Service Certificate of Mailing).

____ 3. 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, and mailing a copy to the tenant(s) at the place where the property is situated. (Attach United States Postal Service Certificate of Mailing).

I swear the above is true. Signature: _____

SUBSCRIBED AND SWORN to before me this ____ day of _____,
20_____.

NOTARY PUBLIC

OR

DEPUTY CLERK _____

OR
THE FOLLOWING:

Pursuant to NRS 53.045:

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

Executed on _____, 20_____

Signature

Print Name