

**NOTICE OF TERMINATION AND NOTICE TO VACATE
FOR WRONGFUL ASSIGNMENT OR SUBLEASING, WASTE,
UNLAWFUL BUSINESS, NUISANCE OR
VIOLATIONS OF CONTROLLED SUBSTANCES LAWS
NRS 40.2514**

TO: _____ (Tenant)

Date of Service: _____

PLEASE TAKE NOTICE that pursuant to NRS 40.2514, you must vacate and leave the rental unit located at _____

_____ within three (3) judicial days¹ after service of this Notice for the following reason(s):

- _____ 1. Assigning or subleasing the rental unit contrary to the covenants of the lease.
- _____ 2. Committing or permitting waste on or in the rental unit.
- _____ 3. Setting up or carrying on any unlawful business in or on the rental unit.
- _____ 4. Suffering, permitting or maintaining a nuisance in or on the rental unit.
- _____ 5. Violating any of the controlled substances laws contained in NRS 453.011 to NRS 453.552 (with the exception of NRS 453.336) while in or on the rental unit.

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

The specific facts are as follows (specify the details of the alleged violations, giving names, dates, places, etc.): _____

_____.

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

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