

**FIVE-DAY NOTICE OF UNLAWFUL DETAINER FOR FAILURE TO VACATE  
RENTAL UNIT - NRS 40.2514 (Wrongful Assignment or Subleasing, Waste,  
Unlawful Business, Nuisance or Violation of Controlled Substances Laws)  
AND  
NOTICE OF SUMMARY EVICTION - NRS 40.254**

TO: \_\_\_\_\_ (Tenant)

\_\_\_\_\_  
\_\_\_\_\_

**Date of Service:** \_\_\_\_\_

**PLEASE TAKE NOTICE** that pursuant to NRS 40.2514, you are in unlawful detainer for failing to vacate and continuing in possession of the rental unit located at:

\_\_\_\_\_ ,

after having been served a Three (3) Day Notice to Quit pursuant to NRS 40.2514 which has now expired:

**ATTENTION!** If you do not vacate and leave the rental unit within FIVE (5) 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 fee charge 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 upon me. Upon the filing and delivery of your Tenant's Affidavit/Declaration, you are entitled to a court hearing.

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