

FIVE- DAY UNLAWFUL DETAINER

TO (Tenant's Name): FROM (Landlord's Name):
Address: Address:
City, State, Zip: City, State, Zip:
Telephone: Telephone:

NOTICE IS HEREBY GIVEN that as the tenant of the above described property or premises, you are required to quit the premises. FAILURE TO QUIT THE PREMISES within five (5) days after service of this notice will result in legal action against you for "Unlawful Detainer of Property," and you may be subject to attorney's fees and costs.

Your failure to quit the premises, or your failure to contest this notice, may result in the landlord applying to the Justice of the Peace of Henderson Township for an Eviction Order. The Justice of the Peace may thereupon issue an order directing the Constable of the Henderson Township to remove you within twenty-four (24) hours after the receipt of the Eviction Order.

PURSUANT TO NRS 40.253, THE TENANT IS ADVISED:

- 1. Of the tenant's right to contest this matter by filing, within five (5) judicial days, an affidavit with the Henderson Justice Court, stating that you are not guilty of unlawful detainer.
2. That if the court determines that the tenant is guilty of an unlawful detainer, the court may issue a summary order for the removal of the tenant or an order providing for the non-admittance of the tenant, directing the sheriff or constable of the county to remove the tenant within 24 hours after receipt of the order; and
3. That, pursuant to NRS 118A.390, a tenant may seek relief if a landlord unlawfully removes the tenant from the premises or excludes the tenant by blocking or attempting to block the tenant's entry upon the premises or willfully interrupts or causes or permits the interruption of an essential service required by the rental agreement or chapter 118A of NRS.

THE COURT THAT HAS JURISDICTION IS HENDERSON JUSTICE COURT. THE TENANT MAY CONTEST THIS NOTICE BY FILING BEFORE 5:00 P.M. WITHIN FIVE (5) DAYS AN AFFIDAVIT WITH HENDERSON JUSTICE COURT, 243 WATER STREET, HENDERSON, NEVADA, STATING THAT YOU ARE NOT GUILTY OF UNLAWFUL DETAINER AND WHY A SUMMARY EVICTION SHOULD NOT BE ISSUED PURSUANT TO NRS 40.253. IF YOU REQUEST A HEARING, THERE WILL BE A \$33.00 COURT FILING FEE.

DECLARATION OF SERVICE

On _____, 20____, at _____ (time) I served a copy of this Notice on the above-named tenant(s) pursuant to NRS 40.280 in the following manner:

- [] by delivering a copy to the tenant(s) personally, in the presence of a witness;
[] by leaving a copy with _____, a person of suitable age and discretion at tenant(s)'s place of residence or place of business, and mailing a copy to the tenant(s) and obtaining proof of mailing.
[] by posting a copy in a conspicuous place on the door of the leased property and mailing a copy to the tenant(s) at the place where the leased property is situated and obtaining a proof of mailing.

PURSUANT TO NRS 53.045, I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF NEVADA THAT THE NOTICE WAS PROVIDED ON THE DATE AND IN THE MANNER LISTED ABOVE.

Date: _____

Signature of Server

Signature of Witness

Signature of Tenant

Printed Name of Server

Printed Name of Witness