

# FIVE-DAY UNLAWFUL DETAINER NOTICE

**TO:** \_\_\_\_\_

TENANT NAME (FIRST AND LAST)

**FROM:** \_\_\_\_\_

LANDLORD NAME

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE, \_\_\_\_\_

ZIP CODE \_\_\_\_\_

CITY, STATE, \_\_\_\_\_

ZIP CODE \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_

DATE OF SERVICE: \_\_\_\_\_

As the tenant of the above described property or premises, you are hereby 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.

**THE TENANT MAY CONTEST THIS NOTICE BY FILING BEFORE 5:00 P.M. WITHIN FIVE (5) JUDICIAL DAYS AN AFFIDAVIT WITH THE JUSTICE OF THE PEACE OF THE HENDERSON TOWNSHIP IN HENDERSON JUSTICE COURT, TO ESTABLISH THAT YOU ARE NOT GUILTY OF AN UNLAWFUL DETAINER AND WHY A SUMMARY EVICTION SHOULD NOT BE ISSUED PURSUANT TO NRS 40.251. THE HENDERSON JUSTICE COURT IS LOCATED AT 243 WATER STREET, HENDERSON, NEVADA 89015. IF YOU REQUEST A HEARING THERE WILL BE A \$33.00 COURT FEE.**

## AFFIDAVIT OF SERVICE

On \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ (time) I served a copy of this FIVE-DAY UNLAWFUL DETAINER 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).

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.

**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.**

\_\_\_\_\_  
Server Name (Print)

\_\_\_\_\_  
Signature of Server

\$ \_\_\_\_\_  
Fees paid for Service

\_\_\_\_\_  
Witness Name (Print)

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Tenant