

# FIVE- DAY NOTICE TO PAY RENT OR QUIT THE PREMISES

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

**NOTICE IS HEREBY GIVEN** that you are in default in payment of rent for the above-described premises. You are required to pay to the landlord or agent all rent now due and delinquent OR surrender the premises at or before 5:30 p.m. on the 5<sup>th</sup> day following service of this notice. **FAILURE TO PAY OR QUIT** may result in an eviction order directing the constable to remove you from the premises within twenty-four (24) hours.

Date tenancy commenced: \_\_\_\_\_

Date rent became DELINQUENT: \_\_\_\_\_

Amount of rent DUE and DELINQUENT: \_\_\_\_\_

**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 the tenant has tendered payment or is not in default in the payment of rent;
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 nonadmittance 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 DELINQUENT IN SAID RENT 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.**

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## 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