

5-DAY NOTICE OF UNLAWFUL DETAINER

TO: _____
Tenant(s) Name(s)
and all occupants named tenant(s) only

FROM: _____
Landlord's Name

Address

City, State, Zip Code

Property Street Address

Telephone Number

City, State, Zip Code

Email Address

**YOU ARE GUILTY OF AN UNLAWFUL DETAINER.
YOU ARE REQUIRED TO QUIT THE PREMISES.**

You have 5 judicial days¹ after *(date of service)* _____ to take action.

YOU CAN CONTEST THIS NOTICE and state the reasons you are not guilty of an unlawful detainer by filing an Answer before the court's close of business on the fifth (5th) judicial day following the Date of Service of this notice. To file an Answer, visit **Henderson Justice Court at 243 Water Street, Henderson, Nevada 89015**. A copy of this notice (and the prior notice) must be filed along with the Answer form. Additionally, there is a \$71.00 court filing fee to file an Answer.

If you do not take action by your deadline to act, the court can order your eviction without a hearing at your landlord's request. If the court orders an eviction, the constable or sheriff will post the eviction order on your door within 24 hours and will return 24-36 hours later to lock you out. The eviction order and lockout can happen quickly without any more notice from your landlord.

Pursuant to NRS 118A.390, you may seek relief if a landlord unlawfully removes you from the premises, excludes you by blocking or attempting to block your entry upon the premises, or willfully interrupts or causes or permits the interruption of an essential service required by the rental agreement or Nevada law.

Henderson Justice Court has information on its website about government-sponsored rental assistance. You may access this information at www.clarkcountynv.gov/hjc.

DECLARATION OF SERVICE

On *(date of service)* _____, I served this notice in the following manner *(Check only one)*:

- By delivering a copy to the tenant(s) personally.
- Because the tenant was absent from the tenant's place of residence, by leaving a copy with *(name or physical description of person served)* _____, a person of suitable age and discretion, AND by mailing a copy to the tenant's place of residence.
- Because neither tenant nor a person of suitable age or discretion could be found there, by posting a copy in a conspicuous place on the property, AND mailing a copy to the tenant at the place where the property is situated.

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

Date *Server's Name* *Server's Badge/License #²* *Server's Signature*

¹ Judicial days do not include the date of service, weekends, or certain legal holidays.

² A server who does not have a badge or license number may be an agent of an attorney licensed in Nevada. Notices served by agents must also include an attorney declaration as proof of service.