Print Form

NOTICE OF TERMINATION FOR VIOLATION OF LEASE OR RENTAL AGREEMENT NRS 40.2516

TO: _____ (Tenant)

_____

_____

Date of Service: _____

PLEASE TAKE NOTICE that you have violated your lease or rental agreement for the following reason(s): (List the specific acts and/or omissions constituting the breach,

including times, dates and places of any alleged breach.) _____

_____

_____

_____

_____

_____

_____

_____

_____.

You must vacate and leave the rental unit no later than five (5) judicial days after you receive service of this Notice, <u>or in the alternative</u>, you must correct all the above listed violations within: [1]

Five (5) judicial days from the date of service of this Notice

[1] "Judicial Days" do not include date of service, weekends or legal holidays.

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If you fail to either vacate the premises by _____, 20 ____ or fail to correct all the above-listed violations by _____, 20____, you will be guilty of an unlawful detainer (unlawful possession), and I will start eviction proceedings against you.

ATTENTION! THIS NOTICE IS BEING GIVEN PURSUANT TO NEVADA REVISED STATUTES. If you do not comply with this notice you will be in unlawful possession of the rental unit, and you will be subject to the eviction procedures contained in NRS 40.254 or NRS 40.290 *et seq*.

NOTE: If you are 60 years of age or older, or if you have a physical or mental disability, and your tenancy is not week-to-week, you may make a written request to me to be allowed to continue in possession of the rental unit for an additional 30 days past the time listed on this notice. You must provide me with proof of your age or disability with your written request. If I reject your request, you have the right to petition the court to continue in possession of the rental unit for an additional 30 days. If the court denies your petition, you will be allowed to continue in possession of the rental unit for five calendar days following the date of entry of the order denying the petition.

Dated this _____ day of _____, 20____.

_____
Landlord

_____
Address

_____

_____
Phone

_____
Signature of Landlord or Duly Authorized Agent

_____
Print Name of Landlord or Duly Authorized Agent

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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).

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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

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