FIVE-DAY UNLAWFUL DETAINER NOTICE

TO: _____
Tenant(s) Name(s)

_____
Address

_____
City, State *Zip Code*

FROM: _____
Landlord's Name

_____
Address

_____
City, State *Zip Code*

Date of Service: _____

Manner of Service: [ ] Personal;
[ ] Substituted/Mailing
[ ] Posting/Mailing

PLEASE TAKE NOTICE that you are hereby required to quit the premises. Your failure to leave the premises or contest this notice within five (5) judicial[1] days may result in the landlord applying to the Justice of the Peace of the _____ Township for an Eviction Order. The Justice of the Peace may thereupon issue an order directing the Constable to remove you within twenty-four (24) hours after the receipt of the Eviction Order.

The tenant is hereby advised of his right to contest this Notice by filing, with the Justice of the Peace of the _____ Township, an Affidavit stating that he is not in default in the payment of rent. The Justice of the Peace is located at:

_____

The Affidavit must be filed with the Court no later than noon on the fifth full judicial day following the date of service. The Affidavit may be accessed at the Civil Law Self-Help Center located in the Regional Justice Center or at its website at www.clarkcountycourts.us/self-help.html.

DECLARATION OF SERVICE

On _____, I served this Notice in the following manner (***select one***):

[ ] By delivering a copy to the tenant(s) personally, in the presence of a witness (the server, witness, and tenant must all sign a copy of the notice);

_____ _____ _____
(Date) *(Type or print witness' name)* *(Witness' signature)*

_____
(Tenant's Signature)

— OR —

[ ] 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;

— OR —

[ ] 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.

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

_____ _____ _____
(Date) *(Type or print server's name)* *(Server's signature)*

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

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Clark County, Nevada