THREE-DAY NOTICE TO QUIT (NUISANCE)

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 pursuant to NRS 40.2514, you are hereby required to surrender and vacate the rental premises within three (3) judicial[1] days after service of this Notice for the following reason(s):

[ ] Suffering, permitting or maintaining a nuisance in or around the rental premises;
[ ] Assigning or subleasing the rental premises in contravention of the lease agreement;
[ ] Committing or permitting waste on or in the rental premises;
[ ] Setting up or carrying on an unlawful business on the rental premises;
[ ] Violating any of the controlled substance laws contained in NRS 453.011 to 453.552, except NRS 453.336, in or on the rental premises.

The specific facts on which this Notice is based are as follows *(specify the details of the above-referenced allegations, providing names, dates, places, etc.)*: _____

_____

If you fail to vacate the rental premises by _____, you will be guilty of being in unlawful possession of the rental premises and I will initiate eviction proceedings against you by either serving you with either a 5-day Unlawful Detainer Notice or a Complaint for Unlawful Detainer. Information about your rights and responsibilities in this matter may be obtained from 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