THREE-DAY NOTICE TO QUIT FOR NUISANCE, WASTE, ASSIGNING/SUBLETTING, UNLAWFUL BUSINESS, OR DRUG VIOLATION

(NRS 40.2514)

TO: _____
Tenant(s) Name(s)

_____
Address

_____
City, State, Zip Code

FROM: _____
Landlord's Name

_____
Address

_____
City, State, Zip Code

_____
Telephone Number

PLEASE TAKE NOTICE that you are hereby required to vacate the premises within three (3) judicial days[1] after the Date of Service of this notice for the following reasons(s) *(check all that apply)*:

- ☐ Assigning or subletting the premises contrary to the covenants of the lease;
- ☐ Committing or permitting waste on the property;
- ☐ Setting up or carrying on any unlawful business in or on the property;
- ☐ Suffering, permitting, or maintaining a nuisance on or about the premises consisting of conduct or an ongoing condition which constitutes an unreasonable obstruction to the free use of property and causes injury and damage to other tenants or occupants of that property or adjacent buildings or structures;
- ☐ Violating any of the controlled substance laws in NRS 453.011 to 453.552, inclusive, except NRS 453.336, in or on the property.

This notice is based upon the following facts *(describe in detail the facts and circumstances relating to each box checked above, including names, dates, locations, etc.; attach additional pages if necessary)*:

_____

_____

_____

If you do not comply with this notice, your possession of the premises will be unlawful (called "unlawful detainer"), and your landlord may initiate an eviction against you by either serving you with a Five-Day Notice to Quit for Unlawful Detainer or a Summons and Complaint for Unlawful Detainer. If the court determines that you are guilty of an unlawful detainer, the court may issue a summary order for your removal or an order providing for your nonadmittance, directing the sheriff or constable to post the order in a conspicuous place on the premises not later than 24 hours after the order is received by the sheriff or constable. The sheriff or constable shall then remove you not earlier than 24 hours but not later than 36 hours after the posting of the order. Pursuant to NRS 118A.390, you may seek relief if a landlord unlawfully removes you from the premises, or 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 chapter 118A of NRS.

YOU CAN OBTAIN INFORMATION ABOUT YOUR RIGHTS AND RESPONSIBILITIES at the Las Vegas Rooms Civil Law Self-Help Center at the Regional Justice Center, downtown Las Vegas, or online at www.lasvegas-rooms.com

DECLARATION OF SERVICE

On *(insert 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(s) was absent from tenant's place of residence, by leaving a copy with *(insert name or physical description of person served)* _____, a person of suitable age and discretion, AND mailing a copy to the tenant(s) at 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(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)	*(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.

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