

7-DAY EVICTION NOTICE TO PAY RENT OR QUIT

(Para leer la versión de esta notificación en Español, vaya a <https://tinyurl.com/2swxbdttr>)

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

FROM: _____
Landlord's Name

Address

Address

City, State, Zip Code

City, State, Zip Code

Telephone Number

Telephone Number

Email Address

Landlord Email Address

**THIS IS A LEGAL NOTICE THAT STARTS NEVADA'S EVICTION PROCESS.
YOU COULD BE LOCKED OUT WITHOUT A COURT HEARING IF YOU DO NOTHING!**

You have 7 judicial days¹ after _____ to act.
(Date of Service)

Your landlord claims that you owe rent for the period of (months' rent is owed for) _____ to _____. Your deadline to act is 7 judicial days after the date of service listed above. If you do not act by this deadline, the court can order your eviction without a hearing at your landlord's request. If the court orders an eviction, the Constable may post the eviction order on your door as soon as 24 hours from when they receive it. They will return 24 to 36 hours after the order is posted to lock you out. The eviction order and lockout can happen quickly without any other notice from your landlord or the court.

There are 3 ways you can take action to avoid being evicted and locked out:

1. **You can submit an Answer to the court.** An Answer is a legal form stating why you disagree with this notice. If you submit an Answer form to the court by your deadline to act, the court will schedule a hearing after your landlord files a complaint for summary eviction.

2. **You can pay the Total Amount of Rent Owed.** If you pay your landlord the Total Amount of Rent Owed by your deadline to act, your landlord has no legal basis to evict you for that rent. Your landlord claims that the TOTAL AMOUNT OF RENT OWED (*including current and past rent plus late fees*) is:

Current rent due: \$ _____

Past rent due (if any): \$ _____

Late fees: \$ _____

TOTAL OWED: \$ _____

¹ Judicial days do not include the date of service, Fridays, weekends, or court holidays.

3. You can move out of the property. If you move out of the property by your deadline to act, your landlord has no legal basis to file an eviction against you.

Your landlord ☐ IS NOT ☐ IS asking to be exempted from any pause of this case based on a realistic threat that the property will be foreclosed absent eviction.

If your landlord (not the Constable) tries to lock you out of the property or block your entry or cut off an essential service or item required by your lease or Nevada law, you can submit a request to the court and ask the court for help.

DECLARATION OF SERVICE

On *(Date of Service)* _____, I served a 7-Day Eviction Notice for Failure to Pay Rent to the following address in the following manner:

Street Address where you served

City, State, Zip Code where you served

Check only one:

- ☐ By delivering a copy to Tenant personally.
- ☐ Because Tenant was absent from Tenant's 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 Tenant at Tenant's 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)

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.