FIVE-DAY NOTICE TO PAY RENT OR QUIT-COMMERCIAL TENANT

(NRS 40.2542 and NRS 40.253)

TO: _____
Tenant(s) Name(s)

_____
Address

_____
City, State, Zip Code

FROM: _____
Landlord's Name

_____
Address

_____
City, State, Zip Code

_____
Telephone Number

Date of Service: _____

PLEASE TAKE NOTICE that you are in default in payment of rent for the above-described commercial premises in the sum of *(insert total rent due)* $_____ for the period *(insert beginning date covered by rent due)* _____ to *(insert ending date covered by rent due)* _____. Rental payment(s) became delinquent on *(insert first date rent was due but not paid)* _____

Your failure to pay rent or vacate the premises before the close of business on the fifth (5th) judicial day[1] following the Date of Service of this notice may result in your landlord applying to the Justice Court for an eviction order. 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 non-admittance, directing the sheriff or constable to remove you within twenty-four (24) hours after receipt 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.

YOU ARE HEREBY ADVISED OF YOUR RIGHT TO CONTEST THIS NOTICE by filing an Affidavit (or Answer), no later than by the close of business day on the fifth (5th) judicial day[1] following the Date of Service of this notice, with the Incline Village — Crystal Bay Justice Court stating that you have tendered payment or are not in default in payment of rent. The Justice Court is located at 855 Alder Avenue, Incline Village, NV 89451.

YOU CAN OBTAIN AN AFFIDAVIT/ANSWER FORM AND INFORMATION www.washoecounty.gov/ijc/

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, in the presence of a witness *(server, witness, and tenant must all sign landlord's copy of notice)*;

_____ _____ _____
(Date) *(Type or print name of witness)* *(Signature of witness)*

_____
(Tenant's signature)

— OR —

☐ Because the tenant(s) was absent from tenant's place of residence or from tenant's usual place of business, by leaving a copy with *(insert name)* _____, a person of suitable age and discretion, at either place AND mailing[2] a copy to the tenant(s) at tenant's place of residence or place of business;

— OR —

☐ Because tenant's 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[2] 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, Fridays, weekends, or certain legal holidays.