

SUMMARY EVICTION: SEVEN-DAY NOTICE TO PAY RENT OR QUIT

(NRS 40.253)

TO: _____

Tenant(s) Name(s)

FROM: _____

Landlord's Name

and all occupants named tenant(s) only

Address

Address

City, State, Zip Code

City, State, Zip Code

Telephone Number

Email Address

DATE OF SERVICE: _____

PLEASE TAKE NOTICE that you are in default in payment of rent for the above-described premises.

You are in default for the period *(insert beginning date covered by rent due)* _____ to *(insert ending date covered by rent due)* _____.

The amount of periodic rent is *(rent may include recurring periodic utilities)* \$ _____.

The last date any amount of rent was paid was *(insert date of last rent payment)*:
in the amount of *(amount of last rent payment made)* \$ _____.

Current rent due: *(amount of rent due for the current period)* \$ _____.

Past due rent: *(rent due for previous periods)* \$ _____.

Late fees: *(cannot be in excess of 5% of the periodic rent)* \$ _____.

Total owed: *(the rent owed plus late fees owed)* \$ _____.

Your failure to pay rent, leave the premises, or contest this Notice within 7 judicial days before the close of business following the date of service may result in the landlord applying to Reno Justice Court for an Eviction Order. If the Court determines that you are guilty of an unlawful detainer, the Court may issue an Order to remove you from or provide for your non-admittance to the premises. The Sheriff will post the Order in a conspicuous place on the premises no later than 24 hours after receipt of the Order and then remove you not earlier than 24 hours, but no later than 36 hours after posting the Order. Pursuant to NRS 118A.390, you may seek relief if a landlord unlawfully removes you from the premises; 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 the Nevada Revised Statutes.

You have the right to contest this Notice by filing in Reno Justice Court (1 S. Sierra St., Reno, NV 89501; 775- 325-6501) an Affidavit stating that you have tendered payment or are not in default in the payment of rent. The Affidavit must be filed no later than the close of business on the seventh judicial day following the date of service of this Notice. The Affidavit can be accessed on the Reno Justice Court website and may be filed at www.efilenv.com.

Rental Assistance may be available by contacting the City of Reno (www.reno.gov/housing; housingassistance@reno.gov; 775-334-3310). To request free legal advice or assistance, contact Northern Nevada Legal Aid (775-321-2062) or Nevada Legal Services (775-284-3491).

Note: This Notice must include a valid Proof of Service if filed with the Court.

*Judicial Days do not include the date of service, weekend or certain holidays.