

**FIVE-DAY NOTICE TO PAY RENT OR QUIT - COMMERCIAL**  
**(NRS 40.253)**

TO:

FROM:

\_\_\_\_\_  
*Tenant(s) Name(s)*

\_\_\_\_\_  
*Landlord's Name*

☐ All Occupants

☐ Named Tenant(s) Only

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*City, State, Zip Code*

\_\_\_\_\_  
*City, State, Zip Code*

\_\_\_\_\_  
*Telephone Number*

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

You are in default for the period:

to

\_\_\_\_\_  
*(insert beginning date covered by rent due)*

\_\_\_\_\_  
*(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)*

The last amount of rent which was paid was: \$ \_\_\_\_\_

\_\_\_\_\_  
*(insert amount of last rent payment)*

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

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

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

Your failure to pay rent or vacate the premises before the close of business on the fifth (5<sup>th</sup>) judicial day<sup>1</sup> 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 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 the Nevada Revised Statutes.

<sup>1</sup>Judicial days do not include the date of service, Fridays, Saturdays, Sundays, or certain legal holidays.

**YOU ARE HEREBY ADVISED OF YOUR RIGHT TO CONTEST THIS NOTICE** by filing an Affidavit no later than by the close of business<sup>2</sup> on the fifth (5<sup>th</sup>) judicial day following the Date of Service of this notice,

with the East Fork Justice Court, stating that you have tendered payment or are not in default of rent. You can access and fill out the forms at <https://eastforkjusticecourt.com/>. If you do not have internet access, you can complete your forms in-person at the East Fork Justice Court. All forms must be filed with the East Fork Justice Court Clerk's office, located at 1038 Buckeye Road, Minden, NV 89423. At the time of filing, a \$76.00 file fee will be assessed to the tenant. If needed, a request for the waiver of filing fees may be made by filing a Financial Affidavit.

<sup>2</sup>East Fork Justice Court closes at 5:00 p.m. on Mondays through Fridays.

_____ Date	_____ Landlord's Name	_____ Landlord's Signature
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## DECLARATION OF SERVICE OF FIVE-DAY NOTICE TO PAY RENT OR QUIT

On *(insert date of service)* \_\_\_\_\_, I served a Five-Day Notice to Pay Rent or Quit – Commercial to the following address in the following manner:

\_\_\_\_\_  
*(street address where service occurred)*

\_\_\_\_\_  
*(city, state, zip code where service occurred)*

***(check only one)***

- ☐ By delivering a copy to the tenant(s) personally.
- ☐ Because the tenant(s) was absent from tenant's usual place of business, by leaving a copy with:

\_\_\_\_\_,  
*(insert name or physical description of person served)*

a person of suitable age and discretion, AND by mailing a copy to the tenant(s) at tenant's place of business.

- ☐ 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 or License # <sup>3</sup>	_____ Server's Signature
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<sup>3</sup> 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.