

1 JUSTICE COURT, TOWNSHIP OF \_\_\_\_\_  
2 CLARK COUNTY, NEVADA

3 Owner's  
Name: \_\_\_\_\_  
4 Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
5 Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Case No.: \_\_\_\_\_  
Dept No.: \_\_\_\_\_

6 vs. Plaintiff,

7 Occupant's  
Name: \_\_\_\_\_  
8 Defendant.

9 **COMPLAINT FOR UNLAWFUL DETAINER**

10 (NOTICE TO QUIT SERVED PURSUANT TO NRS 40.255 FOLLOWING SALE)

11 Plaintiff ("Owner"), appearing in proper person, states as follows:

12 1. I am the owner of the real property located at *(insert address of property)* \_\_\_\_\_

13 \_\_\_\_\_, in the Township of *(insert name of township)*

14 \_\_\_\_\_, Clark County, Nevada (the "property")

15 2. The property *(check one)* ☐ is or ☐ is not a "single family residence" (meaning a  
16 structure comprised of not more than four units).

17 3. I purchased the property on or about *(insert date)* \_\_\_\_\_ *(check*  
18 *one box)* ☐ from the former owner, ☐ at a trustee's sale after foreclosure, ☐ at a sheriff's sale after  
19 execution, ☐ other *(explain)* \_\_\_\_\_

20 4. I perfected title to the property by recording the deed with the Clark County Recorder on  
21 *(insert date)* \_\_\_\_\_, as Document Number *(insert recorder doc. no.)* \_\_\_\_\_  
\_\_\_\_\_ A copy of the recorded deed is attached to this complaint as Exhibit 1.

22 5. I have made a reasonable investigation to determine whether the property is occupied and  
23 to identify the person occupying the property as follows *(describe your investigation)*: \_\_\_\_\_  
24 \_\_\_\_\_  
25 \_\_\_\_\_  
26 \_\_\_\_\_

27 6. I have determined that the person occupying the property ("Occupant") is *(check*  
28 *appropriate boxes)* ☐ the former owner of the property, ☐ a tenant of the former owner of the property,

☐ other (*explain*) \_\_\_\_\_, based upon the following  
(*state the facts that support your conclusion*) \_\_\_\_\_

7. I caused the following written notice to be served on Occupant (a copy of the notice served, along with proof of service, is attached to this complaint as Exhibit 2) (*check one box and insert date*):

☐ Three-Day Notice to Quit Following Sale per NRS 40.255, which was served on Occupant on (*insert date*) \_\_\_\_\_.

☐ Notice of Change of Ownership Pursuant to NRS 40.255, which was served on Occupant on (*insert date*) \_\_\_\_\_.

8. The time period of the notice has expired, and Occupant has failed to comply with the notice and refused to surrender possession of the property to me. Occupant continues to remain in possession of the property unlawfully and without my consent or permission, resulting in damage to me.

9. The reasonable rental value of the property is (*insert monthly amount*) \$ \_\_\_\_\_ per month.

10. Other allegation(s) (*state in detail other allegations or claims you have against Occupant, if any*): \_\_\_\_\_

BY THIS COMPLAINT, Owner requests a judgment against Occupant as follows (*check all that apply*):

☐ For restitution and possession of the property by temporary and permanent writ of restitution and judgment;

☐ For the reasonable rental value of the property for the time Occupant has been in possession, from the date the property was purchased to the date Occupant relinquishes possession;

☐ For Court costs;

☐ For other damages in the amount of (*insert amount*) \$ \_\_\_\_\_ for (*explain*) \_\_\_\_\_;

And for such other relief as the Court deems appropriate based on my proof.

1 I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true  
2 and correct.

3  
4 \_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Type or print name)

\_\_\_\_\_  
(Signature)

5 **VERIFICATION**  
6 **(PER NRS 15.010)**

7 Under penalties of perjury, I declare that I am the Plaintiff/Owner named in this Complaint for  
8 Unlawful Detainer and know the contents of the complaint; that the complaint is true of my knowledge,  
9 except as to those matters stated on information and belief, and that as to those matters I believe them to  
10 be true.

11 I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true  
12 and correct.

13 \_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Type or print name)

\_\_\_\_\_  
(Signature)

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**EXHIBIT 1**  
**(Recorded Deed)**

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**EXHIBIT 2**  
**(Eviction Notice and Proof of Service)**