

JUSTICE COURT, TOWNSHIP OF [SELECT TOWNSHIP]
CLARK COUNTY, NEVADA

Owner's Name: [INSERT OWNER'S COMPLETE NAME]
Address: [INSERT OWNER'S ADDRESS]
City, State, Zip: [INSERT OWNER'S CITY, STATE, ZIP]
Phone: [INSERT OWNER'S PHONE NUMBER]
E-Mail: [INSERT OWNER'S E-MAIL ADDRESS]

Case No.:
Dept No.:

Plaintiff,
vs.

Occupant's Name: [INSERT OCCUPANT'S COMPLETE NAME]
Defendant.

TIP!

- The "Owner's Name" and "Occupant's Name" should be listed and spelled like they are on the eviction notice that you served on the occupant.
- If the property is owned by a business entity (like a corporation or LLC) you must have an attorney. A corporation cannot represent itself in a formal eviction case.
- Under most circumstances, you won't yet have a case or department number. The court clerk will assign those when you file your complaint with the court. Just leave those spaces blank for now.

COMPLAINT FOR UNLAWFUL DETAINER

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

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

1. I am the owner of the real property located at (insert address of property) [INSERT STREET ADDRESS AND UNIT NUMBER OF PROPERTY], in the Township of (insert name of township) [INSERT TOWNSHIP WHERE PROPERTY IS LOCATED, I.E. LAS VEGAS, HENDERSON, NORTH LAS VEGAS, ETC.], Clark County, Nevada (the "property")

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

3. I purchased the property on or about (insert date) [INSERT DATE OF YOUR PURCHASE] (check one box) ☐ from the former owner, ☐ at a trustee's sale after foreclosure, ☐ at a sheriff's sale after execution, ☐ other (explain) [INSERT YOUR EXPLANATION OR TYPE "N/A"]

4. I perfected title to the property by recording the deed with the Clark County Recorder on (insert date) [INSERT DATE DEED WAS RECORDED], as Document Number (insert recorder doc. no.) [INSERT RECORDER'S DOCUMENT NUMBER]. A copy of the recorded deed is attached to this complaint as Exhibit 1.

5. I have made a reasonable investigation to determine whether the property is occupied and to identify the person occupying the property as follows (describe your investigation): [DESCRIBE THE STEPS YOU TOOK TO IDENTIFY THE PERSON OR PERSONS OCCUPYING THE PROPERTY]

6. I have determined that the person occupying the property ("Occupant") is (check

TIP! This is important because different laws might govern your eviction case depending on whether the property at issue has more than for units.

1 appropriate boxes) ☐ the former owner of the property, ☐ a tenant of the former owner of the property,
2 ☐ other (explain) INSERT YOUR EXPLANATION OR TYPE "N/A", based upon the following
3 (state the facts that support your conclusion) STATE THE FACTS THAT YOU BELIEVE SUPPORT
4 YOUR IDENTIFICATION OF OCCUPANT

5 7. I caused the following written notice to be served on Occupant (a copy of the notice
6 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) INSERT DATE OR TYPE "N/A".

☐ Notice of Change of Ownership Pursuant to NRS 40.255, which was served on
Occupant on (insert date) INSERT DATE OR TYPE "N/A".

The time period of the notice has expired, and Occupant has failed to comply with the

12 notice and refused to surrender possession of the property to me. Occupant continues to remain in
13 possession of the property unlawfully and without my consent or permission, resulting in damage to me.

14 9. The reasonable rental value of the property is (insert monthly amount) \$ INSERT
15 REASONABLE MONTHLY RENT per month.

TIP! If you don't know this dollar amount, you can find an estimate of the rental value on any number of real estate websites like www.zillow.com.

16 10. Other allegation(s) (state in detail other allegations or claims you have against
17 Occupant, if any): STATE IN DETAIL ANY OTHER ALLEGATIONS OR LEGAL CLAIMS YOU
18 HAVE AGAINST OCCUPANT. IF NONE, TYPE "N/A"

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

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

22 ☐ 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;

23 ☐ For court costs;

24 ☐ For other damages in the amount of (insert amount) \$ 0.00 for (explain) INSERT
25 EXPLANATION OF ADDITIONAL DAMAGES, OR TYPE "N/A" IF NONE ;

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

27 I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true
28

TIP! You must have already served an eviction notice on the occupant, and the time period of the notice must have run.

- A 3-Day notice is usually used for a former owner.
- A Change-of-Ownership notice is usually used for a tenant of the former owner.

TIP! Check all that apply to your case.

TIP! If you have other legal claims against the occupant, you might need to include them all in one lawsuit.

- Your total suit can't exceed \$10,000 in the justice court.
- Check with an attorney to see if your other claims are the type that you might lose if you don't assert them all.
- If you need more space, attach

and correct.

[SIGN HERE AFTER PRINTING,
OR ATTACH DIGITAL
SIGNATURE IF ALLOWED BY
COURT RULES]

[INSERT DATE]

(Date)

[INSERT YOUR NAME]

(Type or print name)

VERIFICATION

(PER NRS 15.010)

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

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

[SIGN HERE AFTER PRINTING,
OR ATTACH DIGITAL
SIGNATURE IF ALLOWED BY
COURT RULES]

[INSERT DATE]

(Date)

[INSERT YOUR NAME]

(Type or print name)

(Signature)

Is this the right form for you?

This form might be right for you if all of the following apply:

- You recently purchased a property located in Clark County.
- You are the owner listed on the deed. (If the property is owned by a business entity such as a corporation, an LLC, or a trust, you cannot use this form. Those entities must be represented by an attorney.)
- The deed has been recorded with the Clark County Recorder's Office to perfect title to the property.
- There is someone living on the property you purchased who you want to evict, possibly the former owner or perhaps a tenant of the former owner.
- You served the occupant with the appropriate notice - either a Three-Day Notice to Quit following Sale or a Notice of Change of Ownership.
- The time period of that notice has run, and the occupant is still on the property.
- You want to obtain a court order for the occupant's removal and possibly sue the occupant for money damages.

What you should know before you file:

- Filing fee: The court will charge you a filing fee to file this complaint. The filing fee may vary depending the dollar amount of your claim. To verify the amount of the filing fee, click to visit [Filing Fees And Waivers](#).

Filing With the Court:

In person: Take your completed form to the justice court for the township where the rental property is located.

- If you're filing your case in the Las Vegas Justice Court, you will not need to make copies, but you will need a valid e-mail address. The court clerk will help you electronically file your form. The court will e-mail your filed document to you after processing.
- In all other justice courts (Henderson or North Las Vegas, for example), you'll need to make at least two additional copy of your form. Give the original and all copies to the court clerk for filing. The clerk will return the filed copies to you.

Online: In the Las Vegas Justice Court, you can file electronically at <http://wiznet.wiznet.com/clarknv>. You must register for an account, and you must be able to upload your documents via pdf. There is a \$2.50 fee for each document you upload.

Serving the Other Side:

After you file your complaint, you must arrange to have it and a summons "served" (delivered) to the other side (along with any other applications or orders you are filing).

- A summons form is available on the Self-Help Center website. The Las Vegas Justice Court will generate the summons automatically.
- Service can be completed by the constable, sheriff, or a private process server. For contact information for the sheriff and constable, click to visit [Constables & Sheriffs](#).
- There will be a charge to have your summons and complaint served. The cost is usually a flat fee plus mileage.
- Contact the sheriff, constable, or process server in advance to determine the cost of service and the number of copies of the summons and complaint needed for service.

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TIP! Following this page, insert a complete copy of the deed to the property that has been recorded with the Clark County Recorder's Office. The recorded deed should have a stamp on it that shows the date it was recorded and the document number assigned to it by the recorder's office. Nevada law requires that the title to a property be "perfected" (meaning the deed recorded) before an occupant can be evicted following a sale of the property. (NRS 40.255(1).)



EXHIBIT 1
(Recorded Deed)

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TIP! Following this page, insert a copy of the eviction notice that you had served on the occupant of the property. This will be either a 3-Day Notice to Quit Following Sale (if you're evicting the former owner) or a Notice of Change of Ownership (if you're evicting the former tenant of the owner). Also attach a copy of the proof of service that shows the date the occupant was served, the method of service, and the name of the person serving the notice.



EXHIBIT 2

(Eviction Notice and Proof of Service)