

**FIVE-DAY NOTICE OF UNLAWFUL DETAINER**  
**(NRS 40.254)**

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

FROM: \_\_\_\_\_  
*Landlord's Name*

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

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

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

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

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

DATE OF SERVICE: \_\_\_\_\_

**YOU ARE GUILTY OF AN UNLAWFUL DETAINER.**  
**YOU ARE REQUIRED TO QUIT THE PREMISES.**

**YOU MAY CONTEST THIS NOTICE** by filing an Affidavit (or Answer) before the court's close of business on the fifth (5<sup>th</sup>) full judicial day <sup>1</sup> following the Date of Service of this notice, with the Justice Court for the Township of *(insert name of township where property is located)* \_\_\_\_\_, stating that you are not guilty of an unlawful detainer. The Justice Court is located at *(insert Justice Court's address)*:  
  
\_\_\_\_\_

**YOU CAN OBTAIN AN AFFIDAVIT/ANSWER FORM AND INFORMATION at the Civil Law Self-Help Center, located at the Regional Justice Center in downtown Las Vegas, or on its website, [www.civillawselfhelpcenter.org](http://www.civillawselfhelpcenter.org).**

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 nonadmittance, 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. You may request that the court stay the execution of the order for removal or nonadmittance for a period of no more than 10 days by stating the reasons why a stay is warranted.

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.

**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.
- ☐ Because the tenant(s) was absent from tenant's place of residence, by leaving a copy with *(insert name or physical description of person served)* \_\_\_\_\_, a person of suitable age and discretion, AND mailing a copy to the tenant(s) at tenant's place of residence.
- ☐ 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/License #)<sup>2</sup>*

\_\_\_\_\_  
*(Server's Signature)*

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

<sup>2</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.