

**NOTICE OF CHANGE OF OWNERSHIP FOLLOWING FORECLOSURE**  
**PURSUANT TO NRS 40.255**

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

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

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

FROM: \_\_\_\_\_  
*New Owner's Name(s)*

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

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

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

\_\_\_\_\_  
*E-Mail Address*

**PLEASE TAKE NOTICE** that the residential rental premises you occupy were purchased by the New Owner listed above at a foreclosure sale, as evidenced by the Deed dated *(insert date)* \_\_\_\_\_ and attached to this notice, which was recorded with the Clark County Recorder as Document No. *(insert recording number)* \_\_\_\_\_, on *(insert date recorded)* \_\_\_\_\_.

**If you are occupying the premises** and you pay rent by the week or another period of time that is shorter than one month, you may continue to occupy the property for not less than the number of days in that period of time. If you are occupying the premises and you pay rent by the month or any other period of time that is one month or longer, you may continue to occupy the property for sixty (60) days from the date of this notice, or until *(calculate 60 days from this notice and insert date)* \_\_\_\_\_.

**PLEASE BE ADVISED** that, under Nevada law, you continue to have the rights, obligations, and liabilities you had under your lease or rental agreement with the previous owner or landlord, which remains in effect during the time period described above. Please remit rent due to *(insert name of new owner or authorized agent)* \_\_\_\_\_, at the following address *(insert mailing address of new owner or authorized agent)* \_\_\_\_\_. Failure to pay rent or to comply with any other term of your rental agreement or applicable law constitutes a breach of the lease or rental agreement and may result in eviction proceedings.

**To ensure your rights are protected**, please contact the New Owner immediately at *(insert phone number of new owner or authorized agent)* \_\_\_\_\_. If you have a written lease agreement, please provide a copy to the ☐ New Owner or ☐ New Owner's authorized agent at the address provided in this notice.

If you fail to vacate the rental premises at the end of the time period described above, the New Owner may commence eviction proceedings against you by serving you with a Summons and Complaint for Unlawful Detainer. If the court determines that you are guilty of an unlawful detainer, the court may issue an order for your removal or an order providing for your nonadmittance, directing the sheriff or constable to remove you. The court may also award a money judgment against you.

**INFORMATION ABOUT YOUR RIGHTS AND RESPONSIBILITIES** can be obtained at the Civil Law Self-Help Center at the Regional Justice Center, 200 Lewis Avenue, downtown Las Vegas, or on the Self-Help Center's website, [www.CivilLawSelfHelpCenter.org](http://www.CivilLawSelfHelpCenter.org).

**If you are not a tenant**, then the rights and time periods described in this notice do not apply to you, and you may be evicted upon three days notice pursuant to NRS 40.255, 40.290 to 40.420, and may be liable for reasonable rents, costs, and attorney's fees.

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## 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>1</sup>*

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

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<sup>1</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.