

Sample Letter for Non-Section 8 Tenant to Send to New Owner

(Insert your name, address, and telephone number:)

(Date) _____

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

(Insert name and address of new owner:)

Dear Sir or Madam:

I am a tenant on the property located at (insert property address) _____, which you purchased at a foreclosure sale.

Section 40.255 of the Nevada Revised Statutes provides protections for a tenant who was renting a home that was foreclosed upon and sold.

Under Nevada law, a new owner is required to provide a tenant on the property with a notice of change of ownership that includes the following: (1) The contact information for the new owner to whom rent should be paid; (2) notification that the lease continues in effect through the notice period; and (3) notification that if the tenant fails to pay rent or comply with other lease term or applicable law, the tenant may be subject to eviction. For tenants who pay rent monthly or some longer period, the notice period must be at least sixty days. For tenants who pay rent weekly or some period shorter than monthly, the notice period must be at least that number of days. During the notice period (usually sixty days), the new owner steps into the shoes of the former landlord.

Because the notice sent on (date of notice you received, if any) _____, does not comply with this law, I ask that you rescind (withdraw) the notice.

Sincerely,

(Sign your name) _____
(Print your name) _____