

Sample Letter to Terminate Lease Due to Domestic Violence

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

[TYPE YOUR NAME]

[TYPE YOUR COMPLETE ADDRESS]

[TYPE YOUR CITY, STATE, AND ZIP CODE]

[TYPE YOUR TELEPHONE NUMBER]

(Date) [INSERT DATE]

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

(Insert name and address of landlord:)

[TYPE YOUR LANDLORD'S COMPLETE NAME; ADDRESS; CITY, STATE, AND ZIP CODE]

RE: NOTICE OF TERMINATION OF RENTAL AGREEMENT DUE TO DOMESTIC VIOLENCE

Dear Sir or Madam:

I am a tenant, cotenant, or household member on the rental property located at *(insert property address):* [TYPE THE COMPLETE ADDRESS OF THE RENTAL PROPERTY THAT RELATES TO THE LEASE YOU ARE TERMINATING, INCLUDING CITY, STATE, AND ZIP CODE].

This letter is to inform you that I am terminating my rental agreement pursuant to Nevada Assembly Bill 284, which went into effect July 1, 2013. That law allows a victim of domestic violence to terminate a rental agreement by giving the landlord written notice of termination. The termination becomes effective thirty days after the written notice or at the end of the current rental period, whichever occurs sooner. The termination of my rental agreement will be effective on *(insert effective date):* [INSERT EITHER (1) THE DATE THAT IS 30 DAYS FROM THE DATE OF THIS NOTICE OR (2) THE DATE THAT IS THE LAST DAY OF YOUR CURRENT RENTAL PERIOD, WHICHEVER IS SOONER].

A brief description of my reason for the termination of my rental agreement is as follows:

[TYPE A BRIEF DESCRIPTION OF THE ACTIONS, EVENTS, AND CIRCUMSTANCES THAT COMPRISE THE REASON(S) YOU ARE TERMINATING YOUR RENTAL AGREEMENT]

The actions, events, or circumstances described above, which resulted in me (or a cotenant or household member) becoming a victim of domestic violence, occurred within the last ninety days.

Nevada law requires that you not provide any information concerning my whereabouts to an "adverse party¹," specifically *(insert name of adverse party):* [TYPE THE NAME OF THE "ADVERSE PARTY, WHICH IS DEFINED BELOW].

¹ An "adverse party" is a person who is named in a protection order against domestic violence, a written report from a law enforcement agency, or a written statement from a qualified third party and who is alleged to be the cause of the early termination of a rental agreement.

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I (check one box) ☐ am / ☐ am not requiring that you install a new lock onto my dwelling. If I am requiring a new lock, I agree to pay the cost of installation. If I am requiring a new lock, you are required under Nevada law to (a) refuse to provide a key for the new lock to an adverse party, and (b) refuse to provide an adverse party access to my dwelling to reclaim property unless a law enforcement officer is present.



Enclosed with this letter of termination is one of the following (check one):

- ☐ A copy of a protection order against domestic violence that was issued to me (or a cotenant or household member);
- ☐ A copy of a written report from a law enforcement agency indicating that I (or a cotenant or household member) notified the law enforcement agency of domestic violence; or
- ☐ A written affidavit signed by a qualified third party¹ in his or her official capacity, stating that I (or a cotenant or household member) am a victim of domestic violence and identifying the adverse party.

Under Nevada law, I am liable for rent and any other outstanding obligations only through the date of termination stated above. You may not withhold any security deposit for the early termination of my rental agreement. You also may not disclose, describe, or characterize the termination of my rental agreement as an "early termination" to any prospective landlord.

Sincerely,

(Sign your name) SIGN YOUR NAME HERE

(Print your name) TYPE YOUR COMPLETE NAME

¹ A "qualified third party" is (1) a physician licensed to practice in Nevada; (2) a psychiatrist licensed to practice medicine in Nevada and certified by the American Board of Psychiatry and neurology, Inc., or the American Osteopathic Board of Neurology and Psychiatry of the American Osteopathic Association; (3) a psychologist licensed to practice in Nevada; (4) a social worker licensed to practice in Nevada; (5) a registered nurse holding a master's degree in the field of psychiatric nursing and licensed to practice professional nursing in Nevada; (6) a marriage and family therapist or clinical professional counselor licensed to practice in Nevada pursuant to chapter 641A of NRS; (7) any person employed by an agency or service which advises persons regarding domestic violence or refers them to persons or agencies where their request and needs can be met and who is licensed to provide health care pursuant to title 54 of NRS, or is a member of the board of directors or serves as the executive director of an agency or service which advises persons regarding domestic violence or refers them to persons or agencies where their request and needs can be met; or (8) any member of the clergy of a church or religious society or denomination that is tax exempt, who has been chosen, elected or appointed in conformity with the constitution, canons, rites, regulations or discipline of the church or religious society or denomination.

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**AFFIDAVIT/DECLARATION OF QUALIFIED THIRD PARTY IN SUPPORT OF
NOTICE OF TERMINATION OF RENTAL AGREEMENT DUE TO DOMESTIC VIOLENCE**

Name of qualified third party: **[INSERT THE NAME OF THE "QUALIFIED THIRD PARTY," DEFINED ABOVE]**

Qualified third party's organization/affiliation, if any: **[INSERT THE NAME OF THE ORGANIZATION THE QUALIFIED PARTY IS AFFILIATED WITH, IF ANY]**

I, and/or *(insert name of cotenant or household member if applicable)* **[INSERT NAME OF ANY COTENANT OR HOUSEHOLD MEMBER WHO IS THE VICTIM OF DOMESTIC VIOLENCE; IF NONE, TYPE "N/A"]**, am a victim of domestic violence, meaning an act described in NRS 33.018.

The following is a brief description of the incident(s) constituting domestic violence:

[INSERT A BRIEF DESCRIPTION OF THE INCIDENT(S) THAT CONSTITUTE DOMESTIC VIOLENCE]

The incident(s) that I described above occurred on the following date(s) and time(s), and in the following locations:

[INSERT THE DATES, TIMES, AND LOCATIONS OF THE INCIDENT(S) THAT YOU DESCRIBED ABOVE]

The incident(s) that I described above were committed by the following person(s):

[INSERT THE NAME OF THE PERSON(S) WHO COMMITTED THE DOMESTIC VIOLENCE DESCRIBED ABOVE]

I state under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.

Dated this _____ day of _____, 2013, at *(insert city)* _____, Nevada.

- INSERT DATE, MONTH, AND CITY
- TENANT, COTENANT, HOUSEHOLD MEMBER SIGNS HERE

(Signature of tenant, cotenant, or household member)

I verify that the person whose signature appears above was a victim of domestic violence and that the person informed me of the name of the adverse party, meaning the person named in a protection order against domestic violence, a written report from a law enforcement agency, or otherwise alleged to be the cause of the early termination of the rental agreement.

I state under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.

Dated this _____ day of _____, 2013, at *(insert city)* _____, Nevada.

- INSERT DATE, MONTH, AND CITY
- QUALIFIED THIRD PARTY SIGNS HERE

(Signature of qualified third party)