

THREE-DAY NOTICE TO QUIT FOLLOWING SALE
(NRS 40.255)

TO: _____
Occupant's Name(s)

FROM: _____
Owner's Name

Address

Address

City, State, Zip Code

City, State, Zip Code

Telephone Number

Date of Service: _____

E-Mail Address

PLEASE TAKE NOTICE that you are unlawfully in possession of the premises referenced above. The premises you occupy were purchased by the Owner, as evidenced by the Deed dated _____ and attached to this notice, which was recorded with the Clark County Recorder as Document No. _____, on _____.

You are required to vacate the premises within three (3) judicial¹ days following the Date of Service of this notice. Your failure to vacate the premises may result in the Owner commencing 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.

IF THE PREMISES WERE SOLD AFTER FORECLOSURE AND YOU ARE A TENANT OR SUBTENANT OCCUPYING THE PREMISES, CONTACT THE OWNER IMMEDIATELY TO PROTECT YOUR RIGHTS. Nevada law protects tenants following residential foreclosures and might entitle you to remain on the premises for 60 days. You may seek relief if the Owner 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.

INFORMATION ABOUT YOUR RIGHTS AND RESPONSIBILITIES can be obtained at the Civil Law Self-Help Center at the Regional Justice Center in downtown Las Vegas or on its website, www.CivilLawSelfHelpCenter.org.

DECLARATION OF SERVICE UNDER PENALTY OF PERJURY

On (insert date of service) _____, I served this notice in the following manner (*check only one*):

- ☐ By delivering a copy to the Occupant(s) personally, in the presence of a witness (*server, witness, and occupant must all sign Owner's copy of notice*);

(Date)

(Type or print name of witness)

(Signature of witness)

(Occupant's signature)

— OR —

- ☐ Because the Occupant(s) was absent from Occupant's place of residence or from Occupant's usual place of business, by leaving a copy with (insert name) _____, a person of suitable age and discretion, at either place AND mailing² a copy to the Occupant(s) at Occupant's place of residence or place of business;

— OR —

- ☐ Because Occupant's place of residence or business could not be ascertained, or a person of suitable age or discretion could not be found there, by posting a copy in a conspicuous place on the property, delivering a copy to a person there residing, if the person could be found, AND mailing² a copy to the Occupant(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)

(Type or print server's name)

(Server's signature)

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

² If this manner of service is used, Owner must obtain a "certificate of mailing" issued by the United States Post Office per NRS 40.280(3).