

## NOTICE OF CHANGE OF OWNERSHIP PURSUANT TO NRS 40.255

TO: [TYPE NAMES OF TENANTS HERE]  
*Tenant's Name(s)*

[TYPE TENANT'S STREET ADDRESS AND UNIT # HERE]  
*Address*

[TYPE TENANT'S CITY, STATE, AND ZIP CODE HERE]  
*City, State, Zip Code*

FROM: [TYPE NAME OF LANDLORD HERE]  
*New Owner's Name(s)*

[TYPE LANDLORD'S STREET ADDRESS HERE]  
*Address*

[TYPE LANDLORD'S CITY, STATE, AND ZIP CODE HERE]  
*City, State, Zip Code*

[TYPE LANDLORD'S TELEPHONE NO. HERE]  
*Telephone Number*

[TYPE LANDLORD'S E-MAIL ADDRESS HERE]  
*E-Mail Address*

Date of Service: [TYPE DATE OF SERVICE HERE]

**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)* [TYPE THE DATE OF THE DEED HERE] and attached to this notice, which was recorded with the Clark County Recorder as Document No. *(insert recording number)* [TYPE THE COUNTY RECORDER'S DOCUMENT NUMBER ASSIGNED TO THE DEED HERE], on *(insert date recorded)* [TYPE THE DATE ON WHICH THE DEED WAS RECORDED WITH THE COUNTY RECORDER HERE].

**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)* [TYPE THE DATE 60 DAYS FROM THE DATE OF SERVICE OF THIS NOTICE HERE].

**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)* [TYPE THE NAME OF THE NEW OWNER OR THE NEW OWNER'S AUTHORIZED AGENT HERE], at the following address *(insert mailing address of new owner or authorized agent)* [TYPE THE MAILING ADDRESS FOR THE NEW OWNER OR THE NEW OWNER'S AUTHORIZED AGENT HERE]. 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)* [TYPE THE PHONE NUMBER OF THE NEW OWNER OR THE NEW OWNER'S AUTHORIZED AGENT HERE]. 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 t Check one box. ed 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.

**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 Tenant(s) personally, in the presence of a witness (*server, witness, and tenant must all sign Owner's copy of notice*); \_\_\_\_\_

(Date)

(Tenant's si

**TIP!** You will not complete the Declaration of Service until you have actually served the Tenant with this notice. In the declaration, you're swearing, under penalty of perjury, that Tenant was properly served and you're specifying the method by which Tenant was served. After you serve the Tenant with a copy of this notice, you will complete the declaration on your original notice, specifying by which method you served Tenant. Each box on the Declaration represents a method of service. You should only check one method. For specific instructions on how to serve this notice, visit [www.civillawselfhelpcenter.org](http://www.civillawselfhelpcenter.org). Make sure you understand how this notice must be served. Serving it incorrectly could cause the court to deny your eviction request.

- ☐ Because the Tenant(s) do not have a place of business, by leaving a copy with the Tenant(s) at their place of residence and discretion, at either place AND mailing<sup>1</sup> a copy to the Tenant(s) at Tenant's place of residence or place of business;

— OR —

- ☐ Because Tenant'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 mailing<sup>1</sup> 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)

(Type or print server's name)

(Server's signature)

<sup>1</sup> 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).