

SEVEN-DAY NOTICE TO PAY RENT OR QUIT

TO: _____
Tenant(s) Name(s)

Address

City, State

Zip Code

Phone No.

E-mail Address

FROM: _____
Landlord's Name/Business Name

Address

City, State

Zip Code

Phone No.

E-mail Address

PLEASE TAKE NOTICE that you are in default in payment of rent for the above described premises in the sum of \$ _____ for the period _____ to _____. Rental payment(s) became delinquent on _____. You are in default in the amount of \$ _____.

Rent: *(periodic rent x number of periods in default)* \$ _____

Late Fees: *(cannot be in excess of 5% of periodic rent)* \$ _____

Nonsufficient Funds Check Charges: \$ _____

Unpaid Periodic Security Deposit Payments: \$ _____

Total Owed: \$ _____

Your failure to pay rent, leave the premises, or contest this *Notice* within seven (7) judicial days¹ before the close of business² following the date of service may result in the landlord applying to the Justice of the Peace of Reno Township for an *Eviction Order*.

If the Justice of the Peace determines that you are guilty of an unlawful detainer, the Justice of the Peace may thereupon issue a *Summary Order* to remove you from, or provide for your non-admittance to, the above-described premises, and the Sheriff, will post said *Order* in a conspicuous place on the premises no later than twenty-four (24) hours after receipt of the *Order* and then remove you not earlier than twenty-four (24) hours, but no later than thirty-six (36) hours after the posting of said *Order*.

YOU ARE HEREBY ADVISED OF YOUR RIGHT TO CONTEST THIS NOTICE BY FILING WITH THE JUSTICE OF THE PEACE OF RENO TOWNSHIP AN AFFIDAVIT STATING THE REASONS WHY YOU ARE NOT IN DEFAULT IN THE PAYMENT OF RENT NO LATER THAN THE CLOSE OF BUSINESS² ON THE SEVENTH (7th) JUDICIAL DAY FOLLOWING THE DATE OF SERVICE OF THIS NOTICE.

The *Affidavit* must be filed with Reno Justice Court, located at 1 S. Sierra St., Reno, NV 89501. The *Affidavit* may be accessed on the Reno Justice Court's website: <https://www.washoecounty.us/rjc/forms.php>.

Pursuant to NRS 118A.390, you may seek relief if a landlord 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.

NOTE: This *Notice* must include a *Proof of Service* when filed with the court.

¹ *Judicial days* do not include the date of service, weekend or certain holidays.

² The *close of business* varies between the courthouses, so make sure to check the business days and hours for the Justice Court listed above.