30-DAY NO-CAUSE NOTICE TO QUIT

TO:_____
Tenant(s) Name(s):

_____
Address

_____
City, State Zip Code

Date of Service: _____

FROM:_____
Landlord's Name

_____
Address

_____
City, State Zip Code

Manner of Service: [ ] Personal;
[ ] Substituted/Mailing
[ ] Posting/Mailing

PLEASE TAKE NOTICE that you are hereby required to surrender and vacate the rental premises no later than _____ or 30 calendar days after service of this notice. If you do not comply with this notice, you will be guilty of being in unlawful possession of the rental premises and I will initiate eviction proceedings against you by either serving you with either a 5-day Unlawful Detainer Notice or a Complaint for Unlawful Detainer. Information about your rights and responsibilities in this matter may be obtained from the Nevada Supreme Court Self-Help Center at its website at http://www.nevadajudiciary.us/

If you are 60 years of age or older, or if you have a physical or mental disability, and your tenancy is not week-to-week, you may make a written request to me to be allowed to continue in possession of the rental unit for an additional 30 days past the time listed on this notice. You must provide me with proof of your age or disability with your written request. If I reject your request, you have the right to petition the court to continue in possession of the rental unit for an additional 30 days. If the court denies your petition, you will be allowed to continue in possession of the rental unit for five (5) calendar days following the date of entry of the order denying the petition.

DECLARATION OF SERVICE

On _____, I served this Notice in the following manner (***select one***):

[ ] By delivering a copy to the tenant(s) personally, in the presence of a witness (the server, witness and tenant must all sign a copy of the notice);

_____ _____ _____
(date) (type or print witness' name) (witness' signature)

_____
Tenant's Signature

OR

[ ] Because the tenant(s) were absent from their place of residence or from their usual place of business, by leaving a copy with _____, a person of suitable age and discretion, at either place and mailing a copy to the tenant(s) at their place of residence or place of business;

OR

[ ] Because the 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 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)