

**FIVE-DAY NOTICE TO PERFORM LEASE CONDITION OR QUIT**  
**(NRS 40.2516)**

TO: \_\_\_\_\_  
*Tenant(s) Name(s)*

FROM: \_\_\_\_\_  
*Landlord's Name*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*City, State, Zip Code*

\_\_\_\_\_  
*City, State, Zip Code*

\_\_\_\_\_  
*Telephone Number*

\_\_\_\_\_  
*Telephone Number*

\_\_\_\_\_  
*Email Address*

\_\_\_\_\_  
*Email Address*

Date of Service: \_\_\_\_\_

PLEASE TAKE NOTICE that you have neglected or failed to perform a condition or covenant of your lease or rental agreement as follows **(describe in detail lease violation(s) alleged, with citation to each applicable page and paragraph of lease):**

*check if attaching continuation sheet*

You must either vacate the premises or correct the violations described above no later than five (5) judicial days<sup>1</sup> following the Date of Service of this notice. If you do not comply with this notice, your possession of the premises will be unlawful (called "**unlawful detainer**"), and your landlord may initiate an eviction against you by either serving you with a (1) Five-Day Notice to Quit for Unlawful Detainer or (2) a Summons and Complaint for Unlawful Detainer. If the court determines that you are guilty of an unlawful detainer, the court may issue a summary order for your removal or an order providing for your nonadmittance, directing the sheriff or constable to remove you within twenty-four (24) hours.

**If you fail to vacate the premises by \_\_\_\_\_ or fail to cure all the above-listed violations by \_\_\_\_\_, you will be guilty of an unlawful detainer (unlawful possession), and I may start an eviction proceeding against you. Alternatively, you are not given this right to cure because the violations are not curable. Explain why violations are not curable:**

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.

Landlord's Signature: \_\_\_\_\_

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