SUMMARY EVICTION: SEVEN-DAY NOTICE TO PAY RENT OR QUIT

(NRS 40.253)

TO: _____ FROM: _____

Tenant(s) Name(s) ☐and all occupants ☐ named tenant(s) only Landlord's Name

_____ _____

Address *Address*

_____ _____

City, State, Zip Code *City, State, Zip Code*

_____ _____

Telephone Number *Telephone Number*

_____ _____

E-mail Address *E-mail Address*

DATE OF SERVICE:_____

PLEASE TAKE NOTICE that you are in default in payment of rent for the above-described premises.

You are in default for the period (*insert beginning date covered by rent due*) _____ to (*insert ending date covered by rent due*)_____.

The amount of periodic rent is [1]:_____.

The last date any amount of rent was paid was (*insert date of last rent payment*) _____
in the amount of (*amount of last rent payment made*) $_____.
Current rent due: (*amount of rent due for the current period*) $ _____.
Past due rent: (*rent due for previous periods*) $_____.
Late fees: (*cannot be in excess of 5% of the periodic rent*) $_____.
Total owed: (*the rent owed plus late fees owed*) $_____.

Your failure to pay rent, leave the premises, or contest this Notice within 7 judicial days[2] before the close of business following the date of service may result in the landlord applying to Reno Justice Court for an Eviction Order. If the Court determines that you are guilty of an unlawful detainer, the Court may issue an Order to remove you from or provide for your non-admittance to the premises. The Sheriff will post the Order in a conspicuous place on the premises no later than 24 hours after receipt of the Order and then remove you not earlier than 24 hours, but no later than 36 hours after posting the Order. Pursuant to NRS 118A.390, you may seek relief if a landlord unlawfully removes you from the premises; 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.

You have the right to contest this Notice by filing in Reno Justice Court (1 S. Sierra St., Reno, NV 89501; 775- 325-6501) an Affidavit stating that you have tendered payment or are not in default in the payment of rent. The Affidavit must be filed no later than the close of business on the seventh judicial day following the date of service of this Notice. The Affidavit can be accessed on the Reno Justice Court website and may be filed at www.efilenv.com.

Ask about Reno Justice Court's Housing Court, which partners with certain rental assistance agencies to provide a quick decision on applications for tenants who are facing non-payment of rent evictions.

Rental Assistance may be available by contacting the City of Reno (www.reno.gov/housing; housingassistance@reno.gov; 775-334-3310). To request free legal advice or assistance, contact the Reno Justice Court Self-Help Center (selfhelp@nnlegalaid.org; 775 321-2062).
Note: This Notice must include a valid Proof of Service if filed with the Court

[1] Rent must comply with NRS 118A.200 (5), (6), and (8). See AB 121(2025)
[2] Judicial days do not include the date of service, weekend, or certain holidays.

STATEMENT OF UNPAID RENT

Attachment to the seven-day notice for Reno Justice Court

NRS 40.253 and 118A.200(6)-(8)

Rent owed as of: _____

Tenant(s): _____

Rental premises: _____

_____

Landlord / authorized agent: _____

Address: _____

Phone: _____ Email: _____

UNPAID RENT

Lawful monthly periodic rent: $_____

Rental period	Rent charged	Paid / credited	Unpaid rent
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

TOTAL UNPAID PERIODIC RENT: $_____ Late fees demanded: $0.00

PAYMENT INFORMATION

Payment location / method: _____

_____

BASIS OF AMOUNT DEMANDED

The amounts stated are unpaid periodic rent due under the rental agreement for the premises identified above, after the payments and credits listed. Mandatory periodic fees included in the lawful monthly figure are not charged again. No separate late fee, collection charge, attorney's fee or filing cost is included in the total.

This statement accompanies the selected court's notice under NRS 40.253. It does not alter the notice's response period, the tenant's right to contest, or any applicable defense or payment credit.

Landlord / authorized agent signature: _____ Date: _____