NRS 205.0813 and 205.0817 presume unlawful occupancy unless this lease is notarized or signed by an authorized agent holding a Nevada property management permit at signing, and includes the current address and phone of the landlord or authorized representative. These presumptions are rebuttable. The lease binds both parties regardless of notarization, permitted-agent signature or inclusion of that contact information.

Single-family residence disclosure when the signing agent does not hold the required permit.

Tenant initials: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

Nevada Residential Lease Agreement

1. Parties and rental home

Landlord / owner name

Landlord phone

Landlord email (optional)

Tenant 1 full name

Tenant 1 phone

Tenant 1 email

Tenant 2 full name

Tenant 2 phone

Tenant 2 email

Tenant 3 full name

Tenant 3 phone

Tenant 3 email

Tenant 4 full name

Tenant 4 phone

Tenant 4 email

Tenant initials: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

Tenant 5 full name

Tenant 5 phone

Tenant 5 email

Tenant 6 full name

Tenant 6 phone

Tenant 6 email

Rental address, unit, city, state and ZIP

Other authorized occupants

Landlord leases the identified Nevada premises solely as a residence for the named tenants and authorized occupants. Record actual occupants and agreed services.

2. Lease term

Start date

End date

The term begins and ends on the dates stated. Record actual delivery of possession and any exceptions to the initial condition.

3. Rent and payment

Maximum monthly rent incl. mandatory fees ($)

Day due each month

Payment method and delivery instructions

Tenant initials: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

Returned-payment terms

Rent for the agreed term is payable in equal monthly installments according to the stated instructions. For a partial first month, record the daily proration and start date. State the purposes of required fees and terms for partial or late payment and dishonored checks. The monthly amount stated throughout this agreement is the maximum total periodic rent, including all mandatory fees. The fee schedule identifies their purposes. Do not add listed mandatory charges to that total a second time.

4. Security and move-in payment

Refundable security ($)

Other refundable security ($)

First rental payment ($)

Prorated period, if applicable

Combined initial schedule ($); separate dates may apply

Move-in payment due date

Refundable security is held for performance of the lease. Apply only lawful deductions, excluding ordinary wear. Within 30 days after termination of the tenancy, provide the written itemization and return the remaining balance as required by Nevada law.

5. Utilities, services and appliances

Electricity: responsible party

Amount, split or other terms

Gas: responsible party

Amount, split or other terms

Water: responsible party

Amount, split or other terms

Sewer: responsible party

Amount, split or other terms

Tenant initials: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

Trash: responsible party

Amount, split or other terms

Internet: responsible party

Amount, split or other terms

Parking: responsible party

Amount, split or other terms

Included appliances, services and storage

The services included and the party responsible for each utility are listed in the utility schedule.

6. Care and maintenance

Maintenance contact and reporting instructions

Document the inventory and condition of the premises under tenant control. Promptly report defects and distinguish existing conditions from subsequent damage.

Return the premises in the agreed condition, ordinary wear excepted. Obtain written consent before alterations.

7. Access

Landlord may inspect, repair, provide services or show the premises under the access rules of Nevada law. Respect tenant privacy and give the notice required by law.

8. Animals, smoking and community rules

Pet terms; assistance-animal rights remain protected

Record ordinary-pet authorization and agreed animal terms. Applicable fair housing protections are preserved.

Areas where smoking is allowed or prohibited

Community rules incorporated into the lease

Comply with the agreed property rules, avoid nuisances and use the reporting instructions listed for this property. Tenant may display the United States flag and religious or cultural items subject to applicable Nevada statutory protections. Under NRS 202.470, maintaining a public nuisance where no specific punishment applies, or knowingly allowing such a nuisance on property one controls, is a misdemeanor. Report nuisances and building, safety or health code violations to the appropriate local authority using the procedure recorded in this lease.

9. Default, damage and move-out

For default or failure to deliver possession the parties retain their lawful rights. Recover possession through lawful process. Casualty or destruction affecting occupancy is subject to the tenant remedies provided by Nevada law.

10. Management and property disclosures

Authorized manager name

Manager mailing address

Owner / agent for service and notices

Address for service and notices

Use the stated addresses for notices and comply with statutory service requirements. Identify the owner or authorized manager and furnish current contact information.

Construction year

Tenant initials: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

Nevada property details

Complete the applicable property information below. Lead questions apply to covered housing built before 1978. Lead details, records and other-condition details apply when those answers are selected. Identify separate documents given directly to each tenant; no upload is needed.

Property

City or community

Nevada county

Rental type

Contacts

Management contact phone

Provide an email contact for management

Management email

Payments

Agreed late charge

Initial late charge in dollars

Agreed grace period in days

Charge for each subsequent unpaid day

Maximum total late charge for one installment

Charge monthly rent for an approved ordinary pet

Ordinary-pet rent included in total monthly rent

Property disclosures

Move-in inventory and condition of the premises under tenant control

Unresolved unsafe condition or occupancy prohibition

Known lead paint or hazards

Known lead information

Available lead reports or records

Reports supplied to each tenant

Agent acting for landlord

Additional local or property-specific documents

Identify additional documents supplied

Total rent for the fixed term

Tenant notice address

Tenancy type

Single-family residence

Lease signed by an authorized agent holding a Nevada property-management permit at signing

Local nuisance and building, safety or health code reporting contacts and procedure

Required fees and their purposes

Incorporated addenda and document index

The property inventory, condition, reporting procedure and furnished disclosures form part of this agreement. Supply federal lead materials before execution when applicable.

Give each applicable separate disclosure before signing. Record existing conditions and keep a copy of the move-in inspection.

Lead-based paint disclosure — covered pre-1978 housing

☐ Applies to this tenancy ☐ Not applicable after review

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

For covered housing, each Lessee acknowledges receipt of the lead information and listed records above and the EPA pamphlet Protect Your Family From Lead in Your Home. Each Lessor and Lessee certifies that their statements are accurate to the best of their knowledge by their signature and date at the end of this agreement. Any involved agent supplies a signed acknowledgment of

Tenant initials: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

informing Lessor of the obligations under 42 U.S.C. 4852d and the agent’s duty to ensure compliance. Lessor and any agent retain the completed signed disclosure or lease for at least three years from commencement of the leasing period.

11. Additional agreed terms

Additional terms

12. Entire agreement

Nevada law governs. These terms and identified addenda constitute the entire agreement. Covenants bind the parties and their lawful successors and permitted assigns. Provide each tenant a copy of the executed agreement.

Signatures

TENANT 1 SIGNATURE

Full signature

Date signed

TENANT 2 SIGNATURE

Full signature

Date signed

Signatures - continued

TENANT 3 SIGNATURE

Full signature

Date signed

TENANT 4 SIGNATURE

Full signature

Date signed

Signatures - continued

TENANT 5 SIGNATURE

Full signature

Date signed

TENANT 6 SIGNATURE

Full signature

Date signed

Signatures - continued

LANDLORD / OWNER SIGNATURE

Full signature

Date signed