

**TERMINATION NOTICE
(45 DAYS)
ANNOYANCE
NRS 118B.190(1)(e)/NRS 118B.200(1)(c)**

TO: _____ (Tenant)

YOU ARE HEREBY NOTIFIED that your tenancy is terminated effective forty-five (45) days from the date you receive this Notice. The reason your tenancy is being terminated is because you have engaged in conduct that is an annoyance to other tenants, specifically:

Date(s): _____

Place: _____

Circumstances: _____

If you do not vacate within forty-five (45) days of the receipt of this notice, a legal action for eviction will be started and you may be liable for costs and attorneys' fees.

Dated this _____ day of _____, 20____.

Landlord or Duly Authorized Agent

Address

Phone

PROOF OF SERVICE

On _____, 20____ I served the above _____

(Name of Notice)

at the following time ____: ____ AM / PM and in the following manner:

_____ By delivering a copy to the tenant(s) personally, in the presence of a witness.

_____ 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.

_____ 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. See attached copy of the Certificate of Mailing.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAW OF THE STATE OF NEVADA THAT THE NOTICE WAS PROVIDED ON THE DATE AND IN THE MANNER LISTED ABOVE.

Signature of Server

Signature of Tenant

Signature of Witness

Print Server's Name

Print Tenant's Name

Print Witness's Name