

**VIRGINIA TOWNSHIP JUSTICE COURT IN AND FOR THE COUNTY OF STOREY
FOUR-DAY NOTICE TO PAY RENT OR QUIT (NRS 40.253) – COMMERCIAL TENANT**

<i>TO: Name of TENANT(s)</i>
<i>Address:</i>
<i>City, State, ZIP:</i>

<i>FROM: Name of LANDLORD</i>
<i>Address</i>
<i>City, State, ZIP:</i>
<i>Telephone Number:</i>

PLEASE TAKE NOTICE that you are in default in payment of rent for the above-described premises in the sum of *(insert total rent due)* \$_____ for the period *(insert beginning date covered by rent due)* _____ to *(insert ending date covered by rent due)* _____. Rental payment(s) became delinquent on *(insert first date rent was due but not paid)* _____.

You are receiving this Four-Day Notice because rent is reserved by a period of one week or less and the tenancy has not continued for more than 45 days. Your failure to pay rent or vacate the premises at or before noon on the fifth full day following the date of service of this notice may result in your landlord applying to the Virginia Township Justice Court for an eviction order. 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 non-admittance, directing the sheriff to remove you within twenty-four (24) hours after receipt of the order. 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 NRS Chapter 118A.

YOU ARE HEREBY ADVISED OF YOUR RIGHT TO CONTEST THIS MATTER by filing, at or before noon on the fifth full day following the day of service, an affidavit with the Virginia Township Justice Court stating that you have tendered payment or are not in default in the payment of the rent. 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 non-admittance, directing the sheriff to remove you within 24 hours after receipt of the order. "Day of service" means the day the landlord or the landlord's agent personally served this notice to you. If personal service was not so delivered, and this notice is delivered to the sheriff before noon after posting and mailing the notice to you, the "day of service" means the day the notice is delivered to the sheriff. If the notice is delivered to the sheriff after noon, the "day of service" will be deemed to be the day next following.

DECLARATION OF SERVICE

On *(insert date of service)* _____, I served this notice in the following manner (check only one):

By delivering a copy to the tenant(s) personally, in the presence of a witness *(server, witness, and tenant must all sign landlord's copy of notice)*:

_____	_____	_____
<i>(Date)</i>	<i>(Type or Print Name of Witness)</i>	<i>(Tenant's Signature)</i>
_____	_____	_____
		<i>(Signature of Witness)</i>

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

_____	_____	_____
<i>(Date)</i>	<i>(Type or Print Server's Name)</i>	<i>(Server's Signature)</i>

**REQUEST TO SHERIFF FOR SERVICE for
FOUR-DAY NOTICE TO PAY RENT OR QUIT (NRS 40.253) – COMMERCIAL TENANT**

- I am the landlord or the landlord's agent and I have attempted to deliver a copy of this notice to the tenant personally in the presence of a witness, and

- I have posted a copy of this notice in a conspicuous place on the premises and mailed the notice to the tenant by overnight mail.

- As required, I have attached written evidence, signed by the tenant when the tenant took possession of the premises, that the landlord or the landlord's agent informed the tenant of the provisions of this section which set forth the lawful procedures for eviction from a short-term tenancy.

I understand that, upon acceptance, the sheriff must serve the notice within 48 hours of request for service by the landlord or the landlord's agent.

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

(Date)

(Print -Landlord or landlord's agent)

(Signature – Landlord or landlord's agent)