

**30-DAY NOTICE TO PAY RENT OR QUIT (CARES “COVERED PROPERTIES”)**

(CARES Act, HR 748 116<sup>th</sup> Congress, § 4024)

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

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

and all occupants  named tenant(s) only

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

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

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

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

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

DATE OF SERVICE: \_\_\_\_\_

**TENANTS ARE ADVISED THAT THE NEW RIVER JUSTICE COURT HAS INFORMATION ON ITS WEBSITE CONCERNING THE AVAILABILITY OF MEDIATION, GOVERNMENT-SPONSORED RENTAL ASSISTANCE, AND LEGAL AID, AMONG OTHER MATTERS.**

**A TENANT MAY ACCESS THIS INFORMATION AT:**

**<http://www.churchillcountynv.gov/354/Eviction>**

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

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 *(rent may include recurring periodic utilities)*: \_\_\_\_\_.

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)* \$\_\_\_\_\_.

Total rent due: *(not including late fees)* \$\_\_\_\_\_

Late fees: *(cannot be in excess of 5% of the periodic rent; no late fees during 120-day moratorium per §4024(b)(2))* \$\_\_\_\_\_

Total owed: *(the rent owed plus late fees owed)* \$\_\_\_\_\_

The rental unit is a “covered property” under §4024(a)(2). Your failure to pay rent or vacate the unit before the end of the thirtieth (30<sup>th</sup>) day following the Date of Service of this notice may result in your landlord applying to the 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 nonadmittance, directing the sheriff or constable to post the order in a conspicuous place on the premises not later than 24 hours after the order is received by the sheriff or constable. The sheriff or constable shall then remove you not earlier than 24 hours but not later than 36 hours after the posting 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 chapter 118A of the Nevada Revised Statutes.

**YOU ARE HEREBY ADVISED OF YOUR RIGHT TO CONTEST THIS NOTICE** by filing an Affidavit no later than by the close of business<sup>1</sup> on the thirtieth (30<sup>th</sup>) day following the Date of Service of this notice, with the Justice Court for the city of Fallon, stating that you have tendered payment or are not in default of rent. The Justice Court is located at 71 N. Maine St. Fallon, NV 89406, phone number of (775) 423-2845.

**YOU CAN OBTAIN AN AFFIDAVIT FORM AND INFORMATION** at the Civil Law Self-Help Center, on its website, [www.CivilLawSelfHelpCenter.org](http://www.CivilLawSelfHelpCenter.org), or at the New River Justice Court.

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

<sup>1</sup> The NEW RIVER JUSTICE COURT is open Monday through Friday, 8AM to 4PM.

**DECLARATION OF SERVICE**  
**OF THIRTY-DAY NOTICE TO PAY RENT OR QUIT**

On *(insert date of service)* \_\_\_\_\_, I served a Seven-Day Notice to Pay Rent or Quit to the following address in the following manner:

*(street address where you served)* \_\_\_\_\_

*(city, state, zip where you served)* \_\_\_\_\_

*(check only one)*

By delivering a copy to the tenant(s) personally.

\_\_\_\_\_  
*(Tenant's signature)*

Because the tenant(s) was absent from tenant's place of residence, by leaving a copy with (insert name or physical description of person served) \_\_\_\_\_, a person of suitable age and discretion, AND by mailing a copy to the tenant(s) at tenant's place of residence.

Because neither tenant nor a person of suitable age or discretion could be found there, by posting a copy in a conspicuous place on the property, AND mailing a copy to the tenant(s) at the place where the property is situated.

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

\_\_\_\_\_  
*(Date)*

\_\_\_\_\_  
*(Server's Name)*

\_\_\_\_\_  
*(Server's Signature)*

\_\_\_\_\_  
*(Date)*

\_\_\_\_\_  
*(Witness Name)*

\_\_\_\_\_  
*(Witness Signature)*

\*Witness must be over the age of 18 and must sign this document at the time it is served. Witnesses cannot be the same person as the Server.\*