



# THIRTY (30) DAY NOTICE

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

Property Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

I hereby provide written notice to Silver State Realty & Investments on (Date Notice Submitted) \_\_\_\_/\_\_\_\_/\_\_\_\_, I am giving thirty (30) days' notice of my intent to vacate the above-referenced property. I will vacate the premises and return possession on the \_\_\_\_/\_\_\_\_/\_\_\_\_.

Silver State Realty & Investments may show the premises for sale or lease and may re-rent the property at all reasonable times from the date this notice is submitted forward, upon providing the tenant with at least twenty-four (24) hours' prior notice. This notice is given pursuant to the Nevada Residential Landlord and Tenant Act and the terms of the rental agreement (NRS 118A.330).

Reason for leaving: \_\_\_\_\_

Lease Status (Check all that apply): I have  / have not  completed my lease agreement. I have  / have not  provided my required 30-day written notice.

Forwarding Address: \_\_\_\_\_

Our policies regarding 30-day notices and vacating the property you are renting are listed below. We have tried to make them as fair as possible.

- The tenant must have completed his/her/their lease agreement and given a 30-day WRITTEN notice of his/her/their intent to vacate the property to SSRI. This notice is legally binding, and the property may be pre-leased any time after this notice is given.
- The tenant MUST clean the property thoroughly and professionally so that it is move-in ready. Landlord/Owner will be sole determiner of this cleanliness. If the property is not move in ready the tenant will be charged for the costs to get the property move in ready.
- The security deposit may be applied toward the cost of landscaping, repairs, cleaning, or painting required to return the property, including walls and woodwork, to its original condition.
- If paint touch-ups are required, whether interior or exterior, and the paint used does not match the existing paint without any visible difference, the tenant will be responsible for the cost to repaint the entire affected area. These costs will be deducted from the security deposit. For example, if touch-ups are performed on three walls of a four-wall room and the paint does not match, the cost to repaint all four walls will be deducted from the security deposit.
- Any damage to the property or its furnishings will be charged against the tenant's security deposit. This includes, but is not limited to, cigarette burns, broken windows or screens, carpet stains, appliance damage, and damage to window coverings. All damages will be assessed on an individual basis.
- The property will not be inspected until all personal belongings have been removed and all move-out requirements have been fully satisfied. Once these steps are complete, all keys must be returned in person to our office during regular business hours, and a Key Release Move-Out form must be signed. Please DO NOT mail keys, leave them at the property, use drop box, or deliver them outside of business hours. Once the keys have been returned and the form signed, a move-out inspection will be scheduled. It is your right to attend any inspections conducted however it is not a requirement; however, a team member will notify you of the scheduled date and time. The inspector will wait up to five minutes for your arrival. If you are not present within this time frame, the inspection will proceed as scheduled. In certain cases, management may request a pre-move out inspection if the property manager needs to assess the current condition of the home. If a pre-move out inspection is required, you will be notified in advance. Upon completion of the move-out inspection, your account will be finalized. Any applicable deposit refund will be mailed to you within thirty (30) business days.
- A \$25 fee will be assessed for each house key or mailbox key not returned at the time of move-out. A \$150 fee will apply for any gate transmitter, garage remote, or amenity key that is not returned. Please ensure your mail is forwarded prior to move-out, as we do not check mail on your behalf and cannot grant access to the property or mailbox after move-out. All locks are changed immediately following move-out, and keys cannot be re-issued to former tenants under any circumstances.

PLEASE NOTE: You will receive an itemized statement and any refundable security deposit within 30 days of your lease termination date. This is in accordance with Nevada Revised Statutes 118A.242.

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Date 30-day notice to vacate form was received (for office use only): \_\_\_\_\_