

NEVADA LEASE AGREEMENT

This Lease Agreement (the "Agreement") is entered into on the ____ day of _____,
20____ (the "Effective Date"), by and between:

LANDLORD:

Mailing Address:

Email: _____

Phone: _____

AND

TENANT(S):

I. PROPERTY

The Landlord agrees to lease to the Tenant, and the Tenant agrees to lease from the Landlord, the residential property located at:

Address: _____

City: _____ State: Nevada Zip Code:

(the "Premises").

The Premises includes the following fixtures and appliances:

☐ Refrigerator ☐ Stove/Oven ☐ Dishwasher ☐ Microwave

☐ Washer ☐ Dryer ☐ Air Conditioning ☐ Other:

II. TERM

The term of this Agreement shall be (check one):

☐ **Fixed Term.** Commencing on the ____ day of _____, 20____ and ending on the ____ day of _____, 20____. Upon the expiration of this term, the Tenant shall vacate the Premises unless a new agreement is signed.

☐ **Month-to-Month.** Commencing on the ____ day of _____, 20____ and continuing on a month-to-month basis. This arrangement may be terminated by either party by providing at least thirty (30) days' written notice to the other party, pursuant to NRS 40.251.

III. RENT

The Tenant shall pay the Landlord the sum of \$ _____ per

month (the "Rent").

The Rent is due on the _____ day of each month.

The Rent shall be paid via the following method(s):

IV. LATE FEES AND RETURNED CHECKS

Late Fees: If Rent is not paid by the due date, the Tenant shall pay a late fee. Pursuant to NRS 118A.210, the late fee shall not exceed 5% of the amount of the periodic rent.

The late fee amount is: \$ _____

This fee shall be applied if rent is not received by the _____ day of the month.

Returned Checks: For each check returned by the bank for insufficient funds, the Tenant shall pay a charge of \$ _____ (not to exceed \$25.00), plus any bank charges incurred by the Landlord.

V. SECURITY DEPOSIT

Upon execution of this Agreement, the Tenant shall deposit with the Landlord the sum of \$ _____ as a Security Deposit.

Note: Pursuant to NRS 118A.242, the Security Deposit (including any last month's rent) may not exceed three (3) months' periodic rent.

Return of Deposit: Pursuant to NRS 118A.242, the Landlord shall return the Security Deposit

(less any lawful deductions) to the Tenant within thirty (30) days after the termination of the tenancy and the handing over of the premises.

The Landlord may deduct from the Security Deposit for:

1. Default in the payment of rent.
2. Repair of damages to the Premises other than normal wear and tear.
3. Cleaning costs to return the Premises to the condition at the commencement of the tenancy.

VI. UTILITIES AND SERVICES

Responsibility for utilities and services shall be assigned as follows:

Electricity:

☐ Landlord ☐ Tenant

Gas:

☐ Landlord ☐ Tenant

Water:

☐ Landlord ☐ Tenant

Trash/Recycling:

☐ Landlord ☐ Tenant

Sewer:

☐ Landlord ☐ Tenant

Cable/Internet:

☐ Landlord ☐ Tenant

Landscaping:

☐ Landlord ☐ Tenant

VII. OCCUPANTS AND GUESTS

The Premises shall be occupied strictly for residential purposes by the Tenant(s) listed above and the following minor children/occupants:

Guests staying more than _____ days in a six-month period
require the Landlord's written consent.

VIII. PETS

☐ **No Pets Allowed.**

☐ **Pets Allowed.** The Tenant is permitted to keep the following pet(s):

Description of Pet(s):

Pet Deposit (Non-Refundable): \$ _____

Pet Deposit (Refundable): \$ _____

IX. MAINTENANCE AND REPAIRS

Landlord's Duties: Pursuant to NRS 118A.290, the Landlord shall maintain the dwelling unit in a habitable condition, including maintaining waterproofing, plumbing, gas, electrical, and heating facilities in good working order.

Tenant's Duties: The Tenant shall keep the Premises clean and sanitary, dispose of rubbish, and use all electrical, plumbing, and heating facilities in a reasonable manner. The Tenant shall be responsible for damages caused by their negligence or that of their guests.

X. RIGHT OF ENTRY

Pursuant to NRS 118A.330, the Landlord shall provide the Tenant with at least twenty-four (24) hours' notice of intent to enter the Premises for the purpose of making repairs, alterations, or improvements, or to show the Premises to prospective purchasers or tenants. The Landlord may enter without notice in case of an emergency.

XI. NEVADA REQUIRED DISCLOSURES

1. Nuisance Reporting (NRS 118A.200):

The Tenant is hereby informed that the reporting of a nuisance or a violation of a building, safety, or health code or regulation to a public agency is a right protected by law. A Landlord may not take retaliatory action against a Tenant for exercising this right.

2. Right to Display Flag (NRS 118A.325):

The Tenant has the right to display the flag of the United States on the Premises, provided such display is done respectfully and consistently with the Federal Flag Code.

3. Foreclosure Disclosure (NRS 118A.275):

Is the property currently subject to foreclosure proceedings?

☐ Yes ☐ No

(If Yes, the Landlord must disclose this in writing to the Tenant).

4. Inventory and Condition (NRS 118A.200):

The Landlord and Tenant shall sign a written inventory detailing the condition of the Premises and any furnishings upon commencement of the tenancy.

5. Manager/Owner Information (NRS 118A.260):

The following person is authorized to manage the Premises:

Name: _____

Address: _____

Phone: _____

The following person is the Owner or authorized to act on behalf of the Owner for service of process and receiving notices:

Name: _____

Address: _____

6. Emergency Telephone Number (NRS 118A.260):

In the event of an emergency, the Tenant may contact the Landlord or agent at:

Phone: _____

XII. DEFAULT AND TERMINATION

If the Tenant fails to pay rent when due, the Landlord may provide a notice to pay rent or quit as required by Nevada law (NRS 40.2512). If the Tenant breaches other terms of this Agreement,

the Landlord may serve a notice to cure or quit (NRS 40.2516).

XIII. MILITARY TERMINATION

In the event the Tenant is, or hereafter becomes, a member of the United States Armed Forces on extended active duty and receives change of station orders to depart from the area where the Premises are located, or is relieved from active duty, retires or separates from the military, the Tenant may terminate this lease upon giving thirty (30) days written notice to the Landlord. The Tenant shall also provide to the Landlord a copy of the official orders or a letter signed by the tenant's commanding officer.

XIV. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Nevada.

XV. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings, whether written or oral. No amendment or modification of this Agreement shall be valid unless in writing and signed by both parties.

XVI. ADDITIONAL TERMS AND CONDITIONS

Additional provisions are as follows:

SIGNATURES

LANDLORD:

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

TENANT(S):

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

NOTARY ACKNOWLEDGMENT

State of Nevada

County of _____

On this _____ day of _____, 20____, before me, the undersigned Notary Public,
personally appeared _____ (Landlord) and

_____ (Tenant(s)), known to me (or proved to me on the

basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

(Seal)