

Notice of Protections Against Foreclosure for Servicemembers and Servicemember Dependents

Pursuant to **Nevada Senate Bill 33** (2017), if a unit's owner or his or her successor in interest is a servicemember or a dependent of a servicemember, *an association shall not initiate a foreclosure of a lien by sale during any period that the servicemember is on active duty or deployment or for a period of one (1) year immediately following the end of such active duty or deployment.*

If you are a servicemember or a dependent of a servicemember you may be entitled to the protections of this section.

If you believe you are or may become entitled to the above protections please provide the full name of the servicemember as well as the servicemember's birthdate or social security number. The servicemember's birthdate or social security number is necessary to verify the servicemember's deployment status through the US Department of Defense website.

Notice of Protections Against Foreclosure for Federal, State or Tribal Employees in case of Shutdown

Pursuant to **Assembly Bill 393** (2019), if a unit's owner or his successor in interest is a Federal Worker, Tribal Worker or State Worker, *an association may not initiate the foreclosure of a lien by sale during the period commencing on the date on which a shutdown begins and ending on the date that is 90 days after the date which the shutdown ends.*

If you are a Federal, State or Tribal employee, you may be entitled to the protections of this section.

If you believe you are or may become entitled to the above protections please provide the full name of the employee as well as the employees birthdate or social security number. The employee's birthdate or social security number is necessary to verify the employment status through the federal, state or tribal employment verification website(s).

Please promptly provide the verification information in order to prevent any foreclosure related notices from being sent to your property from your community association.

If foreclosure notices have been sent to your property and you subsequently provide verification information confirming you were entitled to the above protections at the time of such notices then the notices, as well as the fees and costs associated therewith, will be rescinded and waived.

You may provide the verification information by filling out the below information and returning it to SMG.

Unit Address: _____

Mailing Address (if different): _____

Name: _____

Birthdate and/or Social Security Number: _____

If you are a unit owner and are a dependent of a servicemember please provide an explanation on a separate document as to why your ability to make required payments to the Association is materially affected by the servicemember's active duty or deployment.