

Demand for Compliance

To: *(tenant's name)* _____ And any other occupants.

I'm issuing this notice pursuant to Colorado Revised Statutes (C.R.S.) section (§) 13-40-106.

1. Time to Leave

The Owner terminates your tenancy of the premises described below as of

Date: _____

Time: _____

You must leave and surrender possession of the premises on or before then.

2. Grounds for Eviction

You must: *(check all that apply)*

a) **Pay Rent**

Pay the landlord \$ _____ for past due rent.

This is for missed payments due on: *(enter dates)* _____

b) **Comply with the Lease**

Note which material lease term the Tenant violated and explain what happened:

For substantial violations (C.R.S. § 13-40-107.5(3)), use JDF 99 B - Notice to Terminate Tenancy.

c) **Stop Disturbing Conduct**

The Tenant's conduct is disturbing or causing a nuisance to the quiet enjoyment of:

The Landlord *(if they live on or adjacent to the property)*.

The other occupants of the property.

The property's neighbors.

Explain the conduct and any damage to the premises:

3. Time to Cure

You can stop an eviction by fixing the problems above within the following time frame:

(check one)

CARES Act Property: **30 days** from the service date.

CARES Act Properties include: See 15 U.S.C. § 9058(a)(2).

- Homes with a federally backed mortgage (FHA, VA, USDA, etc.); or,
- Those that participate in a federally subsidized housing program.

Residential Agreement: **10 days** from the service date.

Exempt Residential Agreement: **5 days** from the service date.

Employer-provided Housing Agreement: **3 days** from the service date.

I demand that you either cure the grounds for an eviction or leave and surrender possession of the premises described below.

4. Description of Premises

Street Address: _____

City: _____ County: _____

Subdivision: _____ Lot: _____ Block: _____

The rent for the premises is \$ _____ per _____

5. Default

The grounds for eviction stated above constitute a default under the terms of the lease. This default entitles the Landlord to possession of the premises.

6. Signatures

Signature: *(Landlord/Property Manager)* _____

Dated: _____

Signature: *(Agent/Attorney)* _____

Dated: _____

7. Service Date

I certify that on *(service date)* _____

I served this Notice by: *(check one)*

Personal Service

Leaving a true copy with: *(enter full name)* _____

Service by Posting

Note You can only check this option if you made at least two attempts by Personal Service.

By posting it in a conspicuous place at the premises described above.

Personal Service Attempt 1: *(enter date)* _____

Personal Service Attempt 2: *(enter different date)* _____

Print Name: _____

Signature: _____

Dated: _____

Note to Tenant – Right to Mediation

If you receive:

- Supplemental Security Income (SSI);
- Social Security Disability Insurance (SSDI); or
- Cash Assistance through the Colorado Works Program;

Then you may have a right to mandatory mediation, at no cost to you, before the landlord can start an eviction case in court. C.R.S. § 13-40-106(2).

If you qualify for one of the listed programs, let the landlord know in writing immediately.