DEMAND FOR COMPLIANCE OR RIGHT TO POSSESSION NOTICE
FOR PROPERTY LOCATED IN DENVER COUNTY

To: _____ *(tenant's name)* ❑Any and all other occupants.

Pursuant to Colorado Revised Statutes (C.R.S.) section (§) 13-40-106.

I hereby demand that, within the following selected time frame: *(check applicable one)*

❑ CARES Act Property: **Thirty (30) days** from the date this notice is served.

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 program.

The CARES Act Applies if you are issuing a Demand for unpaid rent and one of the bullet points listed above applies.

❑ Residential Agreement: **Ten (10) days** from the date this notice is served.

❑ Exempt Residential Agreement: **Five (5) days** from the date this notice is served.

Exempt Residential Agreement: *See* C.R.S. § 13-40-104(5)(b).
- ONLY applies to single-family homes by a landlord who owns five or fewer single-family rental homes, and
- Lease MUST state that a ten-day notice period does not apply to the tenancy.

❑ Employer-provided Housing Agreement: **Three (3) days** from the date this notice is served.

❑ Non-Residential Agreement: **Three (3) days** from the date this notice is served.

On or before the date specified below, you must either comply with the covenant stated below or surrender possession of the premises identified below.

_____ (date) at _____ (time)

If you do not comply or leave by the designated date and time above, the Landlord may start a court case to evict you.

Street Address_____

City _____ County _____ Zip Code _____

Subdivision	Lot	Block

The covenant/condition with which you are to comply is/are: *(check all that apply)*

❑ **Pay Rent** C.R.S. § 13-40-104(d)

The payment to the landlord in the sum of $_____ being past due rent and owed to the landlord from _____, 20 _____, to _____, 20_____.

Notice to Tenant - C.R.S. § 13-40-106(4)

If you have missed a rent payment because you are a victim-survivor of sexual behavior, stalking, domestic violence, or domestic abuse, you may be entitled to a repayment plan over a period not to exceed nine (9) months. Provide written documentation (*for example, a police report within the last 120 Days*) of the unlawful sexual behavior, stalking, domestic violence, or domestic abuse to your Landlord immediately to qualify.

❑ **Comply with the Lease** *(explain lease terms being violated below)* C.R.S. § 13-40-104(e)

_____

_____

_____

_____

**** Per C.R.S. section (§) 13-40-106(3): This notice must be written in English, Spanish, or any other language that the landlord knows, or has reason to know, is the primary language of the tenant. ****

❑ **Stop Disturbing Conduct** C.R.S. § 13-40-104(j)

You have engaged in conduct that is disturbing others or causing a nuisance, which conduct interferes with the quiet enjoyment of the landlord or other tenants or occupants or are negligently damaging the property. You have ten (10) days from receipt of this demand to cease this conduct or to vacate. The conduct is:

_____
_____
_____
_____
_____

The covenant/condition indicated by the Landlord constitutes a default under the terms of the Lease, and this default entitles the Landlord to possession of the premises. The rent for said premises is $_____ per _____.

❑ By checking this box, I am acknowledging I am filling in the blanks and not changing anything else on the form.
❑ By checking this box, I am acknowledging that I have made a change to the original content of this form.

Landlord's Printed Name: _____

❑ Owner, ❑ Manager, ❑ Lessor, ❑ Sublessor, ❑ Successor in Interest, ❑ Agent, ❑ Other

Landlord's Signature: _____

❑ Owner, ❑ Manager, ❑ Lessor, ❑ Sublessor, ❑ Successor in Interest, ❑ Agent, ❑ Other

Dated: _____ **Attorney:** _____

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.

***Per C.R.S. section (§) 13-40-106(3): This notice must be written in English, Spanish, or any other language that the landlord knows, or has reason to know, is the primary language of the tenant. ***

CERTIFICATE OF SERVICE

❑ Personal Service

I hereby certify that on _____ (*service date*)

I served this Demand in _____ *(County),* Colorado, by my selection below:

❑ By personally handing a true copy to _____ *(Full Name of Person),* who is the Tenant,

❑ other person occupying such premises _____ *(Full Name of Person),* or

❑ a member of the Tenant's family who is older than 15 years and residing on or in charge of the premises _____ *(Full Name of Person).*

_____
Printed Name of Server

_____
Signature of Server Date

❑ Service by Posting

Note: You may NOT choose this option unless you have attempted personal service on two (2) separate days. If the Tenant provides Landlord written or actual Notice that the Tenant is a victim-survivor of unlawful sexual behavior, stalking, domestic violence, or domestic abuse you must attempt personal service on three (3) separate days, as well as mailing a copy of this Demand to the Tenant, by Certified mail or through any commercial mail courier, provided the Demand includes a receipt or other documentation demonstrating proof of delivery.

I hereby certify that after failing to achieve personal service by making ❑ two (2) attempts on ❑ two (2) separate days/ ❑ three (3) attempts on ❑ three (3) separate days as indicated below, I served this Demand by posting in a conspicuous place on_____*(date)* at the premises located at:_____

In-Person Service 1st Attempt _____(date)

In-Person Service 2nd Attempt _____(date)

In-Person Service 3rd Attempt _____(date)

_____
Printed Name of Server

_____
Signature of Server Date

**** Per C.R.S. section (§) 13-40-106(3): This notice must be written in English, Spanish, or any other language that the landlord knows, or has reason to know, is the primary language of the tenant. ****