

### DEMAND FOR COMPLIANCE OR POSSESSION

To \_\_\_\_\_

and any and all other occupants of the Premises described below. You occupy the Premises which are known as:

Street Address \_\_\_\_\_,

Apartment #: \_\_\_\_\_, Detached Garage #: \_\_\_\_\_, Storage Unit #: \_\_\_\_\_,

in the City of \_\_\_\_\_, Zip Code of \_\_\_\_\_, County of \_\_\_\_\_, State of Colorado,

as Tenant(s). Grounds for eviction: You must comply with your lease by paying the Landlord the past due rent set forth below. The Landlord demands that you either cure these grounds for eviction, or vacate. You must cure the grounds for eviction or vacate on or before midnight on \_\_\_\_\_, 20\_\_ [month, day, year].

According to the lease, the base monthly rent for the Premises is: \$ \_\_\_\_\_ /per month

Total Base Rent Due Now (i.e. how many months or partial month's rent are due): \$ \_\_\_\_\_

**Your lease may require that this payment be made in certified funds.** This Demand is made pursuant to Colorado Law due to your breach of the above-described covenants and conditions of the Lease. You are further advised that the Landlord does not elect to terminate the Lease. This Demand is without prejudice to the Landlord's rights and privileges under the Lease, and under the laws of the state of Colorado, none of which are waived by virtue of this Demand. If you receive certain Government Assistance you may be eligible for mediation see attached, Note To Tenant - Right to Mediation.

\_\_\_\_\_  
Landlord / Agent for Landlord                                  Date                                  Apartment Community or Landlord Name

#### RETURN OF SERVICE:

If unable to make personal service on the first attempt you **must** make a **second** attempt at personal service on a separate day. If personal service is not completed after either attempt, you can then post this demand after the **second** attempt. The same person does not need to make both attempts.

#### **Personal Service:**

I served the foregoing Demand For Compliance Or Possession With Statutory Mediation Advisement to the above listed tenant(s) at the above listed address by handing it to a person identified to me as:  
Insert Tenant's Full Name \_\_\_\_\_ on \_\_\_\_\_ (date) at \_\_\_\_\_ (time)

Landlord/Agent for Landlord Signature: \_\_\_\_\_ Print: \_\_\_\_\_

#### **Service by Posting:**

Having failed to personally serve this Demand With Statutory Mediation Advisement on the first attempt on \_\_\_\_\_ (1<sup>st</sup> attempt date) at \_\_\_\_\_ (1<sup>st</sup> attempt time) I have made service of the foregoing demand by:

posting a copy of it in a conspicuous place at the above listed address on \_\_\_\_\_ (date) at \_\_\_\_\_ (time) after my 2nd unsuccessful attempt at service.

Landlord/Agent for Landlord Signature: \_\_\_\_\_ Print: \_\_\_\_\_  
(1st attempt)

Landlord/Agent for Landlord Signature: \_\_\_\_\_ Print: \_\_\_\_\_  
(2nd attempt)

## Note to Tenant - Right to Mediation

To the Tenant(s): If you receive: • Supplemental Security Income; • 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 receive assistance from one of the three listed programs, let the landlord know in writing immediately.**

### GOVERNMENT ASSISTANCE AFFIDAVIT

INSTRUCTIONS: Complete when convenient. However, this affidavit must be completed prior to sending this Demand to Tschetter Sulzer.

I swear that the following is true:

1. I am the Landlord /Landlord's Agent of the rental property located at:

\_\_\_\_\_

Insert the same Address for Tenant(s), that is on the start of the demand on page 1.

2. I am familiar with the rental property and the Tenant(s) listed in the foregoing Demand / Notice.

3. Check One:

- a.  The Tenant(s) receives Assistance, and the Landlord and Tenant(s) participated in mandatory mediation and the mediation was unsuccessful.
- b. The Landlord and Tenant(s) did not participate in mandatory mediation because:
  - i.  the Tenant(s) did not disclose or declined to disclose to the Landlord in writing, in response to a written inquiry from the Landlord requesting whether Tenant(s) receives Assistance.
  - ii.  The Tenant(s) do not receive Assistance.
  - iii.  The Landlord is a 501(c)(3) nonprofit organization that offers opportunities for mediation to residential tenants prior to filing a residential eviction in court.
  - iv.  The Tenant(s) were notified of mediation and did not participate in the mediation.
  - v.  The Tenant(s) waived the mediation.
  - vi.  Landlord has five or fewer single-family rental homes and no more than five total rental units, including any single-family homes.

Attested to on this date \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

Signature (Landlord / Agent for Landlord)

\_\_\_\_\_

Print Name (Landlord / Agent for Landlord)