## DEMAND FOR COMPLIANCE OR POSSESSION

To and any and all other occupants of the	<b>N</b> ' 1 '1 11 1 <b>X</b>	7 (1 D )	1.1.1	
			es which are know	vn as:
Street Address				,
Apartment #:,				
in the City of				
as Tenant(s). Grounds for eviction: You Landlord demands that you either cure before midnight on	these grounds for eviction,	or vacate. You must c	ure the grounds for	
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):			\$	
breach of the above-described covenar terminate the Lease. This Demand is w the state of Colorado, none of which ar eligible for mediation see page 2, Note	vithout prejudice to the Land re waived by virtue of this D	llord's rights and privi bemand. If you receive tion.	leges under the Le certain Governme	ease, and under the laws of ent Assistance you may be
Landlord / Agent for Landlord	andlord / Agent for Landlord Date Apartment Con		mmunity or Landlord Name	
<b>RETURN OF SERVICE:</b> If unable to make personal service on the finot completed after either attempt, you can <b>Personal Service:</b> Image: Inserved the foregoing Demand Finance above listed address by handing in the served of the served by the served of th	then post this demand after the or Compliance Or Possession V	e second attempt. The sa With Statutory Mediatior	me person does not	need to make both attempts.
Insert Tenant's Full Name		on	(date)	at(time)
Landlord/Agent for Landlord Signature:		Print:		
Service by Posting: Having failed to personally serve this Dem at(1 <sup>st</sup> attempt time) I			ttempt on	(1 <sup>st</sup> attempt date)
posting a copy of it in a conspicu after my 2nd unsuccessful attemp	ous place at the above listed ad		(date	e) at (time)
Landlord/Agent for Landlord Signature:		Print:		
	(1st attempt)			
Landlord/Agent for Landlord Signature:	(2nd attempt)	Print:		
FORM PROVIDED TO LANDLORD COUR ** For Calculating Date See: <u>www.thslawfirm</u>				Rev: 4/24/24 01JR.00_English_042424

## 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)

FORM PROVIDED TO LANDLORD COURTESY OF TSCHETTER SULZER P.C. \*\* For Calculating Date See: <u>www.thslawfirm.com/calculatingdate/</u> [Client Login Required]