

**30-DAY DEMAND FOR RENT OR POSSESSION
WITH STATUTORY MEDIATION ADVISEMENT**

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). You are hereby notified that the undersigned Landlord of the Premises, or Agent for the Landlord, demands **that you shall within Thirty Days after this demand is served upon you, *either pay to the undersigned* the total due according to this notice, as well as any additional rent that becomes due under the rental agreement **OR *move out and surrender possession of the Premises.*****

(1) According to the lease, the *base* monthly rent for the Premises is: \$ _____ /per month

Current Itemization:

(A) Total Base Rent Due Now (i.e. how many months or partial months rent are due?): \$ _____

(B) Late Fees Due Now (only late fees already incurred and owing should be listed) \$ _____

(C) Other Fees/Charges (Must Describe): _____

_____ \$ _____

(D) TOTAL DUE AS OF THE DATE OF THIS DEMAND: \$ _____
(A+B+C)

(E) As stated in the lease, a LATE FEE of \$ _____ is owed on the _____ day of the month.

YOUR LEASE MAY REQUIRE THAT THIS PAYMENT BE MADE IN CERTIFIED FUNDS

The Demand is made pursuant to CRS § 13-40-115(4), as a result of 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 page 2.

Landlord / Agent for Landlord

Date

Apartment Community or Landlord Name

RETURN OF SERVICE:

I declare I served the foregoing 30-Day Demand For Rent Or Possession With Statutory Mediation Advisement on the above listed Tenant(s) at the above listed address.

THIS WAS SERVED ON (DATE SERVED) _____.

By handing it to a person identified to me as _____ (Tenant's Full Name).

I have made diligent efforts to personally serve this Demand; I have made service of the foregoing Demand for Rent or Possession and Statutory Mediation Advisement by posting a copy of it in a conspicuous place upon the Premises described therein.

Sign Name _____

MEDIATION ADVISEMENT

Pursuant to C.R.S. § 13-40-106(2), you are hereby advised that “a Residential Tenant who receives supplemental security income, social security disability insurance under Title II of the Federal 'Social Security Act', 42 U.S.C. 401 et seq., as amended, or Cash Assistance through the Colorado Works program created in Part 7 of Article 2 of Title 26 (Collectively referred to as “Assistance”) has a right to mediation prior to the landlord filing an eviction complaint with the Court pursuant to C.R.S. §13-40-110.”

IF YOU RECEIVE ASSISTANCE, PLEASE PROMPTLY INFORM US PREFERABLY IN WRITING.

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)