

**NOTICE TO QUIT (FORECLOSURE)  
WITH STATUTORY MEDIATION ADVISEMENT**

To: \_\_\_\_\_ and any, and all other occupants of the premises described below.

You are hereby notified, on behalf of the Owner/Landlord/ Agent for the Landlord of the premises described, that the property has been duly sold under the power of sale, contained in a trust deed, which was executed by you, and the title under such sale has been duly perfected in Owner. Owner demands that you vacate the property described as (address):

\_\_\_\_\_ Apt #: \_\_\_\_\_

Detached Garage #: \_\_\_\_\_ Storage Unit #: \_\_\_\_\_ in the City of \_\_\_\_\_

Zip code of \_\_\_\_\_ in the County of \_\_\_\_\_ State of Colorado.

You are required to surrender and vacate the premises not later than midnight on the \_\_\_\_\_ (day) of \_\_\_\_\_ (month) \_\_\_\_\_ (year). Failure to vacate and surrender possession of the premises on or before this date will result in the institution of legal proceedings against you to recover possession of the premises. If you receive Assistance you may be eligible for mediation, see page 2.

\_\_\_\_\_  
Agent for Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Community

RETURN OF SERVICE, STATE OF COLORADO, \_\_\_\_\_ County

I declare under oath that I am 18 years old and that I served the foregoing Notice to Quit with Statutory Mediation Advisement ("Notice") on the above listed Tenant(s) at the above listed address, on (date served) \_\_\_\_\_.

**By (Check One):**

\_\_\_\_\_ By handing it to a person identified to me as \_\_\_\_\_ (Tenant)

\_\_\_\_\_ I have made diligent efforts to personally serve this Notice, I have made service of the foregoing Notice 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)