

DEMAND FOR RENT OR POSSESSION

To _____, and any, and all other occupants of the premises described below. You occupy the Premises (the "Premises") which are known as (Address)

_____, Unit#: _____, in the City of _____,

Zip Code of _____, County of _____, State of Colorado, as tenant. You are hereby notified that the undersigned Landlord of the Premises, or Agent for Landlord, demands **that you shall within THREE days after this demand is served upon you, either pay to the undersigned** the total due (listed below) which is the amount now due from you as rent for the premises from _____ to _____ or **move out and deliver to the undersigned the possession of the premises.**

The Rent for the premises is \$ _____ per _____.

<u>Itemization:</u>	Rent	\$ _____
	Late Charges	\$ _____
	Security Deposit (if owed)	\$ _____
	Other _____	\$ _____

TOTAL DUE _____

Pursuant to your lease ____ (check if applicable) **** PAYMENT MUST BE MADE IN CERTIFIED FUNDS ****

Pursuant to your lease ____ (check if applicable) if this demand is not paid within three days, an additional amount of

\$ _____ is due for attorneys' fees and court cost. The demand is made pursuant to § 13-40-104(1)(d), C.R.S., 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 is waived by virtue of this demand.

Landlord / 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 Demand for Rent or Possession 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 _____ (Resident)

_____ I have made diligent efforts to personally serve this Demand, I have made service of the forgoing Demand for Rent or Possession by posting a copy of it in a conspicuous place upon the premises described therein.

Sign Name: _____ Date signed: _____

COURTESY OF TSCHETTER HAMRICK SULZER P.C. © 2015

Fax completed form to 303.766.1181 or 303.766.1819 or Colorado Springs 719.227.1181

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