

THIRTY-DAY DEMAND FOR RENT OR POSSESSION

Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under Federal law. Learn the steps you should take now: visit www.cfpb.gov/eviction or call a housing counselor at 800-569-4287

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 #: _____

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 Landlord,

demands that you shall within THIRTY Days after this demand is served upon you, either pay to the undersigned the total due (listed below) OR move out and surrender possession of the premises.

The monthly rent for the premises is \$ _____

Current Itemization: Rent Due Now \$ _____

Other Describe _____ \$ _____

*LATE FEES DUE: Per your lease, an initial late fee in the amount of \$ _____ is owed as of the _____ day of the month, in addition, late fees of \$ _____ per day shall accrue thereafter per your lease until all amounts due are paid.

TOTAL DUE AS OF THE DATE OF THIS DEMAND \$ _____

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

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 are waived by virtue of this demand.

Landlord / Agent for Landlord

Date Prepared and Signed

Apartment Community Name

RETURN OF SERVICE :

I declare I served the foregoing Demand for Rent or Possession on the above listed Tenant(s) at the above listed address, **THIS DEMAND WAS SERVED ON** (DATE SERVED) _____,

____ By handing it to a person identified to me as _____ (Resident Full Name)

____ I have made diligent efforts to personally serve this Demand, I have made service of the foregoing 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 SULZER P.C.

Fax completed form to 303.766.1181 or 303.766.1819 or Colorado Springs 719.227.1181

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