

DEMAND FOR RENT OR POSSESSION

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 Landlord,

demands **that you shall within Thirty Days after this demand is served upon you, either pay to the undersigned the total due at the time you pay (listed below) plus any additional *LATE FEES DUE and **ATTORNEYS' FEES DUE OR move out and surrender possession of the premises.**

(I) The base monthly rent for the premises is: \$ _____

Current Itemization:

(A) Total Base Rent Due Now: \$ _____

(B) Other Fees/Charges (Describe): _____ \$ _____

Note: Does not include current month's late fees; see Line D below

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

(D) *LATE FEES DUE: Per your lease, a late fee in the amount of \$ _____ is owed as of the _____ day of the month.
(D1) (D2)

(E) **ATTORNEYS' FEES DUE: Per the terms of your lease, attorneys' fees and court costs in the amount of \$ _____ are owed as of the date the Landlord files an eviction lawsuit with the court.

(F) ***Total Due if paid on/after LATE FEES incurred as set forth above** \$ _____
(C+D1)

(G) ****Total Due if paid after Attorneys' Fees & Court Costs are incurred as set forth above** \$ _____
(E+F)

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

This 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 _____ (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 by posting a copy of it in a conspicuous place upon the premises described therein

Sign Name _____