

**RETURN OF SERVICE - STATUTORY MEDIATION ADVISEMENT**

Tenant's Address: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Apartment Community or Landlord Name

**RETURN OF SERVICE:**

Pursuant to C.R.S. § 13-40-106(2), I declare I delivered to the above Tenant(s) copies of the Statutory Mediation Advisement.

**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 Statutory Mediation Advisement; I have made service of the foregoing Statutory Mediation Advisement by posting a copy of it in a conspicuous place upon the Premises described therein.

By e-mail to the following address: \_\_\_\_\_

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)