

DEMAND FOR COMPLIANCE OR POSSESSION WITH STATUTORY MEDIATION ADVISEMENT

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. You are hereby notified that the undersigned Landlord of the Premises, or agent/attorney for the Landlord, demands that you shall within **TEN DAYS** after this demand is served upon you, EITHER COMPLY WITH THE FOLLOWING CONDITIONS AND COVENANTS OF THE LEASE

(LIST LEASE SECTIONS BEING VIOLATED) - IF NECESSARY, ATTACH ADDITIONAL INFO ON SEPARATE PAGE

(DETAILS/DESCRIPTION OF VIOLATING ACTIONS/BEHAVIOR) - IF NECESSARY, ATTACH ADDITIONAL INFO ON SEPARATE PAGE

OR VACATE AND DELIVER TO THE UNDERSIGNED THE POSSESSION OF THE PREMISES.

This demand is made pursuant to § 13-40-104(1)(e), 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. If you receive Assistance you may be eligible for mediation, see page 2.

Landlord / Agent for Landlord

Date

Community

RETURN OF SERVICE:

I declare I served the foregoing Demand for Compliance or Possession with Statutory Mediation Advisement ("Demand") 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 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: Agent for the Landlord/Landlord (“Landlord”) to Complete this Affidavit at the time of service of the Demand or Notice, unless you know the Tenant(s) has a right to Mediation.

I swear that the following is true:

1. I am an Agent for the Landlord/Landlord, for the property address:

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) does 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) was 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

Print Name