

**30-DAY DEMAND FOR RENT 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(s). You are hereby notified that the undersigned Landlord of the Premises, or Agent for the 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.**

(1) The base monthly rent for the Premises is: \$ _____

Current Itemization:

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

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

Do not include current month's late fees if served before late fee date see Blank D1

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

(D) *LATE FEES DUE (Owed as of the _____ (D1) day of the month): \$ _____ (D2)

(E) ***Total Due If Paid After LATE FEES Are Incurred:** \$ _____
(C+D)

(F) **ATTORNEYS' FEES AND COURT COSTS DUE: \$ _____

If supported by the terms of your Lease, attorneys' fees and court costs are owed if you exercise your right to statutorily cure after the date the Landlord files an eviction lawsuit with the Court.

(G) ****Total Due If Paid After ATTORNEYS' FEES AND COURT COSTS Are Incurred:** \$ _____
(E+F)

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

The Demand is made pursuant to CRS § 13-40-115(4), 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. If you receive Assistance you may be eligible for mediation see page 2.

Landlord / Agent for Landlord

Date

Apartment Community or Landlord Name

RETURN OF SERVICE:

I declare I served the foregoing 30-Day Demand For Rent Or Possession With Statutory Mediation Advisement on the above listed Tenant(s) at the above listed address.

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 Demand; I have made service of the foregoing Demand for Rent or Possession and Statutory Mediation Advisement 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