

**NOTICE TO QUIT FOR A SUBSTANTIAL VIOLATION
WITH STATUTORY MEDIATION ADVISEMENT**

To: _____, and any, and all other occupants of the premises described below. Pursuant to C.R.S. (Colorado Revised Statutes) §13-40-107.5 AND/OR your lease documents, you are hereby notified by the undersigned Landlord/Agent for the Landlord that your tenancy of premises known as (Address)

_____, Apartment #: _____,

Detached Garage #: _____, Storage Unit #: _____, in the City of _____,

Zip Code of _____, County of _____, State of Colorado, is hereby terminated. The termination shall be effective three days after service of this Notice to Quit not counting the date this notice was served upon you, or at midnight three days after the midnight upon the date you were served. You must surrender possession of the premises on or before this time or the Landlord/ Agent for the Landlord will initiate a Civil Action against you (“an eviction action”). The basis for this termination is a substantial violation as defined by statute and/or your Lease. In particular, you, (*LIST DETAILS OF INCIDENT(S)*)—IF NECESSARY, ATTACH ADDITIONAL INFO ON A SEPARATE PAGE

This incident(s) represents a violation of the Lease, which prohibits unlawful behavior and also represents a Substantial Violation of the implied terms of the Rental Agreement as defined by C.R.S. 13-40-107.5 in that it was an act or series of acts, by the tenant or guest or invitee of the tenant, which occurred on or near the premises and which endangered the person of another, or willfully and substantially endangered the property of another, constituted a violent or drug related felony, or is punishable by a term of imprisonment of 6 months or more and has been declared a public nuisance. 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 Notice to Quit for Substantial Violation with Statutory Mediation Advisement (“Notice”) 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 Notice; I have made service of the foregoing Notice 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