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| |  |  | | --- | --- | | **JDF 99 A** | **Demand for Compliance** |   To: (tenant’s name) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  And any occupants  I’m issuing this notice pursuant to Colorado Revised Statutes (C.R.S.) section (§) 13-40-106   1. **Grounds for Eviction**   You must (check all that apply)  **a) Pay Rent**  Pay the Landlord $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for past due rent.  This is for missed payments due on: (enter dates) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  **b) Comply with the Lease**  Note which material lease term the Tenant violated and explain what happened:   |  | | --- | |  |   **c) Stop Disturbing Conduct**  The Tenant’s conduct is disturbing or causing a nuisance to the quiet enjoyment of:  - The Landlord (if they live on or adjacent to the property).  - The other occupants of the property.  - The property’s neighbors.  Explain the conduct and any damage to the premises:   |  | | --- | |  |  1. **Time to Cure**   You can stop an eviction by fixing the problems above within the following time frame:  (check one)   |  |  | | --- | --- | | - CARES Act Property: | **30 days** from the service date. |  |  | | --- | | CARES Act Properties Include: See 15 U.S.C. § 9058(a)(2)   * Homes with a federally backed mortgage (FHA, VA, USDA, etc.) or, * Those that participate in a federally subsidized housing program. |  |  |  | | --- | --- | | - Residential Agreement  - Exempt Residential Agreement  - Employer-provided Housing Agreement | **10 days** from the service date.  **5 days** from the service date.  **3 days** from the service date. |   I demand that you either cure the grounds for an eviction or leave and surrender possession of the premises described below.   1. **Description of Premises**   Street Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  City: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ County: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Subdivision: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Lot: \_\_\_\_\_\_\_\_\_\_\_ Block: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  The rent for the premises is $\_\_\_\_\_\_\_\_\_\_\_\_\_ per \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   1. **Default**   The grounds for eviction stated above constitute a default under the terms of the lease. This default entitles the Landlord to possession of the premises.   1. **Signatures**   Signature: (Landlord/Property Manager) [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)  Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Signature: (Agent/Attorney) [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)  Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

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| 1. **Service Date**   I certify that on (service date) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  I served this Notice by: (check one)  - Leaving a true copy with: (enter full name) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  - By posting it in a conspicuous place at the premises described above.  Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)  Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   |  | | --- | | **Note to Tenant – Right to Mediation**  If you receive:   * Supplemental Security Income (SSI); * Social Security Disability Insurance (SSDI); or * Cash Assistance through the Colorado Works Program;   Then you may have a right to mandatory mediation, at no cost to you, before the Landlord can start an eviction case in court. C.R.S. § 13-40-106(2).  If you qualify for one of the listed programs, let the Landlord know in writing immediately. | |

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Description automatically generated]()](https://eforms.com/)