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| **JDF 99 A** | **Demand for Compliance** |

To: (tenant’s name) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [ ]  And any occupantsI’m issuing this notice pursuant to Colorado Revised Statutes (C.R.S.) section (§) 13-40-1061. **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:

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[ ]  **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:

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1. **Time to Cure**

You can stop an eviction by fixing the problems above within the following time frame:(check one)

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| [ ]  - CARES Act Property: | **30 days** from the service date. |

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| 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.
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| [ ]  - 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: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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| **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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