

JDF 99 A	Demand for Compliance
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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:

2. 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)
<ul style="list-style-type: none"> • Homes with a federally backed mortgage (FHA, VA, USDA, etc.) or, • Those that participate in a federally subsidized housing program. 	

- Residential Agreement **10 days** from the service date.

- Exempt Residential Agreement **5 days** from the service date.

- Employer-provided Housing Agreement **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.

3. Description of Premises

Street Address: _____

City: _____ County: _____

Subdivision: _____ Lot: _____ Block: _____

The rent for the premises is \$ _____ per _____

4. 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.

5. Signatures

Signature: (Landlord/Property Manager) _____

Dated: _____

Signature: (Agent/Attorney) _____

Dated: _____

6. 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: _____

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.

