

DEMAND FOR COMPLIANCE OR POSSESSION

To: _____ (Tenant), and any, and all other occupants of the premises described below. You occupy the Premises located at _____ in the City of _____, Zip Code of _____, County of _____, State of Colorado, as tenant. You are hereby notified that the undersigned Landlord, or Agent of the Landlord, demands that you, within

- Residential Agreement: ten days from the date that this notice is served
- Exempt Residential Agreement: five days from the date this notice is served
- Employer-provided Housing Agreement: three days from the date this notice is served
- Non-Residential Agreement: three days from the date this notice is served
- Substantial Violations: three days from the date this notice is served
(Read C.R.S. 13-40-107.5 for the definitions of *substantial violations*).

Either comply with the covenant stated below or move out and deliver to the undersigned the possession of the Premises.

The covenant/condition with which you are to comply is (check one or both, as applicable):

- The payment to the landlord in the sum of \$_____ being past due rent and owed to the landlord from _____, 202__ to _____ 202__, plus late fees in the amount of _____.
- Other covenant of the lease that is being violated is: _____

The covenant/condition checked above constitutes default under the terms of the Lease, and this default entitles the Landlord to possession of the premises. The rental for said premises is \$_____ per _____.

Dated: _____

Landlord/Property Manager
Address: _____

Phone: _____

RETURN OF SERVICE

I certify that I served this notice on _____ (date), in _____ (County), Colorado by my selection below:

- By leaving a true copy with _____ (Full Name)
- By posting in a conspicuous place on the premises at _____

Signature

WARNING: Landlords using this form should be familiar with C.R.S. § 13-40-104 before serving this notice and this notice should only be used in Colorado.