

DEMAND FOR RENT OR POSSESSION

To _____, and any, and all other occupants of the premises described below. You occupy the Premises (the "Premises") known as (Address) _____ in the City of _____ Zip Code of _____ County of _____, State of Colorado, as tenant. You are hereby notified that the undersigned Landlord of the Premises, or Agent for Landlord, demands **that you, within THREE days after this demand is served upon you, either pay to the undersigned** the total due (listed below) being the amount now due from you as rent for the premises from _____ to _____ or **move out and deliver to the undersigned the possession of the premises.**

The Rental for the premises is \$ _____ per _____

<i>Itemization:</i>	Rent	\$ _____
	Late Charges	\$ _____
	Security Deposit (if owed)	\$ _____
	Other _____	\$ _____

** PAYMENT MUST BE IN CERTIFIED FUNDS ONLY ** **TOTAL DUE** _____

Pursuant to your lease ____ (Check if Applicable) if this demand is not paid within three days, an additional amount of \$ _____ is due for attorneys' fees and court cost. The demand is made pursuant to § 13-40-104(1)(d), C.R.S., as a result of your breach of the above described covenants and conditions of the Lease. You are further advised that the Landlord does not elect to terminate the Lease. This demand is without prejudice to the Landlord's rights and privileges under the Lease, and under the laws of the state of Colorado, none of which are waived by virtue of this demand.

Landlord / Agent for Landlord

Date

RETURN OF SERVICE, STATE OF COLORADO, _____ County

I declare under oath that I am 18 years old and that I served the foregoing Demand for Rent or Possession on the above listed Tenant(s) at the above listed address, on _____ (date) in the manner described below, by (Check One Line)

_____ By handing it to a person identified to me as _____ (Resident)

_____ I have made diligent efforts to personally serve this Demand, I have made service of the forgoing Demand for Rent or Possession by posting a copy of it in a conspicuous place upon the premises described therein.

Dated _____

Sign Name

Form courtesy of ROBINSON AND HENRY, P.C., 757 MALETA LANE, STE 104, CASTLE ROCK, CO, 80108; 303-688-0944

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