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| **JDF 99** | Notice andDemand for Complianceand Right to Possession |
| Colorado State Courts logo. |

To: *(tenant’s name)*

## 1. Grounds for Eviction

You must: *(check all that apply)*

[ ]  Pay the landlord $  for past due rent.

This is for missed payments due on: *(enter dates)* .

[ ]  Comply with the lease.  *(Describe how the tenant is violating the lease.)*

*For substantial violations under C.R.S. § 13-40-107.5(3), use JDF 97 – Notice to Quit.*

## 2. Time to Cure

You can stop an eviction by fixing the problems above within the following time frame:

*(select 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: **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.

[ ]  Non-Residential Agreement: **3 days** from the service date.

I demand that you either cure the grounds for eviction stated above or deliver to the Landlord the possession of the premises located at:

## 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 constitutes default under the terms of the lease. This default entitles the Landlord to possession of the premises.

## 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.

## 5. Signatures

Signature *(Landlord/Property Manager)* Date

Signature *(Agent/Attorney)* Date

## 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 Date