

JDF 99 A	Demand for Compliance
	履约通知
	Residential Eviction Notice
	住宅驱逐通知
	(C.R.S. 第 13-40-104/106 条)

To: (tenant's name)

致: (承租人姓名)

☐ And any other occupants.

及其他所有同住者。

1. Time to Comply [① \[Landlord Guide to this Section\]](#)

履约期限 [\[本节填写指南 \(出租人适用\)\]](#)

The Landlord is starting the eviction process. You can avoid eviction, but you have a limited time to move or fix the problem. That time is based on the type of rental agreement (or property).

出租人已启动驱逐程序。您可避免被驱逐，但需在限定时间内搬离或解决相关问题。该期限根据租赁协议类型 (或房屋类型) 确定。

Check one: (The time starts from the "date served" in Section 6.)

请勾选一项: (期限自第 6 节“送达日期”起算)

Time Period

期限

- | | |
|---|-------------------------------|
| <input type="checkbox"/> Residential Agreement:
普通住宅协议: | 10 days
10 天 |
| <input type="checkbox"/> Exempt Residential Agreement:
豁免住宅协议: | 5 days
5 天 |
| <input type="checkbox"/> Employer-provided Housing Agreement:
雇主提供住房协议: | 3 days
3 天 |
| <input type="checkbox"/> CARES Act Property:
《新冠病毒援助、救济和经济保障法案》(CARES Act) 适用房屋: | 30 days
30 天 |

2. Grounds for Eviction

驱逐理由

You must: (Landlord: check only those that apply)

您必须: (出租人: 请仅勾选适用项)

[Colorado Revised Statutes \(C.R.S\)](#)

[《科罗拉多州修订法规》\(C.R.S\)](#)

☐ a) **Pay Your Rent**

支付租金

C.R.S. § 13-40-104(d)

(C.R.S. 第 13-40-104(d) 条)

Past rent due: \$

逾期未付租金: (美元)

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

对应到期日: (请填写日期)

☐ b) **Comply with the Lease**

遵守租赁协议

 [Landlord Guide to this Section]

C.R.S. § 13-40-104(e)

[本节填写指南 (出租人适用)]

(C.R.S. 第 13-40-104(e) 条)

Lease Term violated:

违反的租赁协议条款:

Explain how that lease term was violated:

违反情况说明:

☐ c) **Stop Disturbing Conduct**

停止滋扰行为

C.R.S. § 13-40-104(j)

(C.R.S. 第 13-40-104(j) 条)

Your conduct is a nuisance or disturbing.

您的行为已构成滋扰或干扰他人。

Explain who is bothered by the conduct and what that conduct is:

受影响方及行为说明:

3. Description of Premises

房屋描述

Street Address:

街道地址:

City:

市:

County:

县:

The rent for the premises is \$

该处房屋租金为:

(美元) /

per

(租赁周期)

4. Time to Cure [Landlord Guide to this Section]

补救期限

[本节填写指南 (出租人适用)]

If you don't fix the problems listed above, you must move out by:

如果您未解决上述问题, 需在以下时间前搬离:

Date: (MM/DD/YYYY)

日期: (月/日/年)

Time:

☐ AM

☐ PM

时间:

上午

下午

If you don't fix or move, I may start a court case to evict you.

如果您既未解决问题也未搬离, 我可能会向法院提起诉讼, 对您进行驱逐。

5. Signature

签名

Signature:

签名:

☐ Landlord

出租人

☐ Landlord's Agent

出租人代理人

☐ Landlord's Attorney

出租人律师

Dated:

日期:

6. Service [Landlord Guide to this Section]

送达

[本节填写指南 (出租人适用)]

C.R.S. § 13-40-108

(C.R.S. 第 13-40-108 条)

Date Served: (MM/DD/YYYY)

送达日期: (月/日/年)

Service Method: (check one)

送达方式: (请勾选一项)

- ☐ a) Personal service under C.R.S. § 13-40-108.
当面送达 (依据 C.R.S. 第 13-40-108 条)
- ☐ b) Posting on the Property. The attempts at Personal Service occurred on:
张贴于房屋上。此前尝试当面送达的日期为:
Failed Attempt Date(s):
当面送达失败日期:
Posted after the 2nd (or 3rd) failed attempt.
在第二次 (或第三次) 当面送达失败后张贴。
- (Landlords – see [Service Info Section] for when a 3rd attempt is required.)
(出租人– 关于何时需要第三次送达, 请参阅 [送达信息部分])

Signature:
签名:

7. Tenant's Rights ⓘ [Landlord Guide to this Section]

承租人权利 [本节填写指南 (出租人适用)]

- a) **Mandatory Mediation:** C.R.S. § 13-40-106(2)
强制调解: (C.R.S. 第 13-40-106(2) 条)

if you receive:

如果您正在领取以下任一补贴:

- Supplemental Security Income (SSI);
社会保障补助金 (SSI);
- Social Security Disability Insurance (SSDI); or
社会保障残疾保险 (SSDI); 或
- Cash Assistance through the Colorado Works Program;
根据“科罗拉多州工作计划”提供的现金补助。

You may have a right to mandatory mediation at no cost before the landlord can start an eviction case. To qualify, let the landlord know in writing immediately that you are enrolled in one of these programs.

您有权在出租人提起驱逐诉讼前获得免费强制调解。如需行使此权利, 请立即书面告知出租人您正在领取上述任一补贴。

b) Repayment Plan for Victim-Survivors:

C.R.S. § 13-40-106(4)

受害者-幸存者还款计划:

(C.R.S.第 13-40-106(4) 条)

If you've missed a rent payment because you are the victim-survivor of unlawful sexual behavior, stalking, domestic violence, or domestic abuse, you may be entitled to a repayment plan (not to exceed 9 months). Provide the Landlord with written documentation *(for example, a police report or protection order)* as provided for in C.R.S. § 13-40-104(4)(a).

若您是非法性行为、跟踪、家庭暴力或家庭虐待的受害者-幸存者，并因此拖欠租金，您有权申请还款计划（期限不超过 9 个月）。请根据 C.R.S.第 13-40-104(4)(a) 条规定，向出租人提供书面证明（如警方报告或保护令）。

Be sure to read C.R.S. § 13-40-104(4)(e) for full details.

请务必查阅 C.R.S. 第 13-40-104(4)(e) 条以了解全部详情。



Info for Landlords

出租人须知

1. More Info on Rental Agreement Types

[From Section 1]

租赁协议类型补充说明

[源自第 1 节]

a) What is an Exempt Rental Agreement?

C.R.S. § 13-40-104(5)(b)

什么是豁免租赁协议？

(C.R.S. 第 13-40-104(5)(b) 条)

Exempt agreements are for Landlords with five or fewer single-family homes, and the 10-day notice is waived in the lease.

豁免租赁协议适用于拥有五套及以下独栋住宅的出租人，且在租赁协议中已免除 10 天通知要求。

b) What is a CARES Act Property?

See 15 U.S.C. § 9058(a)(2).

什么是 CARES 法案适用房屋？

(请参见《美国法典》(U.S.C.) 第 15 编第 9058(a)(2) 条)

CARES Act Properties include homes with a federally backed mortgage (FHA, VA, etc.).

CARES 法案适用房屋包括具有联邦担保抵押贷款（如联邦住房管理局 (FHA)、退伍军人事务部 (VA) 等担保的贷款）的房屋。

2. Repeat or Substantial Lease Violation

[From Section 2(b)]

重复或严重违反租赁协议

[源自第 2 节 (b) 条]

For repeat or substantial (*criminal behavior*) lease violations, use this form instead:

[JDF 99 B - Notice to Terminate].

对于重复或严重（犯罪行为）违反租赁协议的情况，请改用此表格：[JDF 99 B - 终止租赁通知]。

3. What date do I put?

[From Section 4]

应填写什么日期？

[源自第 4 节]

a) The date must give the Tenant at least the minimum time to comply.

该日期必须给予承租人至少最低限度的履约期限。

b) Find that minimum time under the “cure period” in Section 1, [Time to Comply].

该最低履约期限请参见第 1 节 [履约期限] 中的“补救期限”部分。

c) Count day 1 as the day after you’ve completed [Service. (See Section 6)].

[送达（参见第 6 节）] 完成次日计为期限第 1 天。

4. How do I serve the document?

[From Section 6]

如何送达本文件？

[源自第 6 节]

Go to the home and give the notice to the Tenant or a family member (over 15) who also lives there. If they're not there (*or refuse to answer*), come back another day. Then, if you can't personally give it to them on that second attempt, post the notice on the front door. For victim-survivors, ([Section 5(b)] below) that extends to a third attempt at personal service, and you must also send a copy by certified mail with return receipt (*or equivalent commercial mail*).
前往该处房屋，将通知交给承租人或同住的家庭成员（15 周岁以上）。如果他们不在（或拒绝开门），可改日再次前往。若您第二次前往仍无法当面交给他们，则将通知张贴在前门上。对于受害者-幸存者，（参见下文 [第 5 节 (b) 条]），需要延长至第三次当面送达，并且您还必须通过附有回执的挂号信（或等效的商业邮件）寄送一份通知副本。

5. More Info on Tenant's Rights

[From Section 7]

承租人权利补充说明

[源自第 7 节]

a) How do I schedule mediation?

如何安排调解？

Schedule a mediation appointment at [\[www.ColoradoODR.org\]](http://www.ColoradoODR.org).

如需安排调解，请登录：[\[www.ColoradoODR.org\]](http://www.ColoradoODR.org)。

b) When do I have to offer a repayment plan? (*victim-survivors*)

何时必须提供还款计划？（受害者-幸存者）

If the Tenant has provided you documentation that they are a victim-survivor of unlawful sexual behavior, stalking, or domestic violence/abuse, and that is the reason they missed their rent payments, you must give them a repayment plan within 3 days. See C.R.S. § 13-40-104(4)(e) for details.

若承租人向您提供了证明，表明他们是非法性行为、跟踪或家庭暴力/虐待的受害者-幸存者，且拖欠租金确因上述原因导致，您必须在 3 天内向他们提供还款计划。详见 C.R.S. 第 13-40-104(4)(e) 条。