Notice: JDF forms are an optional resource. They use the best understanding of the law at the time of publication.

JDF 99 A	**Demand for Compliance** Residential Eviction Notice C.R.S. § 13-40-104, 106

To: *(tenant's name)* _____ ☐ And any other occupants.

1. Time to Comply

[Landlord Guide to this Section]

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)*.

Check one: (The time starts from the "date served" in Section 6.)	**Time Period**
○ Residential Agreement:	**10 days**
○ Exempt Residential Agreement:	**5 days**
○ Employer-provided Housing Agreement:	**3 days**
○ CARES Act Property:	**30 days**

2. Grounds for Eviction

You must: *(Landlord: check only those that apply)* *Colorado Revised Statutes (C.R.S)*

☐ **a) Pay Your Rent** C.R.S. § 13-40-104(d)

Past rent due: $ _____

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

☐ **b) Comply with the Lease** [Landlord Guide to this Section] C.R.S. § 13-40-104(e)

Lease Term violated: _____

Explain how that lease term was violated:

☐ **c) Stop Disturbing Conduct** C.R.S. § 13-40-104(j)

Your conduct is a nuisance or disturbing.

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

3. Description of Premises

Street Address: _____

City: _____ County: _____

The rent for the premises is $_____ per _____

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

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

Date: (MM/DD/YYYY) _____

Time: _____ ◯ AM ◯ PM

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

5. Signature

Signature: _____

◯ Landlord ◯ Landlord's Agent ◯ Landlord's Attorney

Dated: _____

6. Service [Landlord Guide to this Section] C.R.S. § 13-40-108

Date Served: (MM/DD/YYYY) _____

Service Method: *(check one)*

◯ a) Personal service under C.R.S. § 13-40-108.

◯ b) Posting on the Property. The attempts at Personal Service occurred on:

Failed Attempt Date*(s)*: _____

Posted after the 2nd *(or 3rd)* failed attempt.

(Landlords – see [Service Info Section] for when a 3rd attempt is required.)

Signature: _____

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

a) Mandatory Mediation: C.R.S. § 13-40-106(2)

if you receive:

- Supplemental Security Income (SSI);
- Social Security Disability Insurance (SSDI); or
- Cash Assistance through the Colorado Works Program;

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.

b) Repayment Plan for Victim-Survivors: C.R.S. § 13-40-106(4)

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).

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

Info for Landlords

1. More Info on Rental Agreement Types [From Section 1]

a) What is an Exempt Rental Agreement? C.R.S. § 13-40-104(5)(b)

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

b) What is a CARES Act Property? *See* 15 U.S.C. § 9058(a)(2).

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

2. Repeat or Substantial Lease Violation [From Section 2(b)]

For repeat or substantial *(criminal behavior)* lease violations, use this form instead: [*JDF 99 B - Notice to Terminate*].

3. What date do I put? [From Section 4]

a) The date must give the Tenant at least the minimum time to comply.
b) Find that minimum time under the "cure period" in Section 1, [Time to Comply].
c) Count day 1 as the day after you've completed [Service. (See Section 6)].

4. How do I serve the document? [From Section 6]

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).

5. More Info on Tenant's Rights [From Section 7]

a) How do I schedule mediation?

Schedule a mediation appointment at [www.ColoradoODR.org].

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

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.