# DEMAND FOR RENT OR POSSESSION

To _____, and any, and all other occupants of the premises described below. You occupy the Premises ( the "Premises") which are 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/Attorney for the Landlord, demands **that you shall within three days after this demand is served upon you, *either pay to the undersigned*** the sum of $ _____ being the amount now due from you as rent for the premises from _____ to _____ or ***deliver to the undersigned the possession of the premises.***

The Rental for the premises is $ _____ per _____

***Itemization:***

| | |
|---|---|
| Rent | $ _____ |
| Posting Demand | $ _____ |
| Late Charges | $ _____ |
| Security Deposit | $ _____ |
| Other _____ | $ _____ |

** PAYMENT MUST BE IN CERTIFIED FUNDS ONLY NO PARTIAL PAYMENTS WILL BE ACCEPTED **

**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 is waived by virtue of this demand.

_____ _____
Landlord / Agent for Landlord Date

_____
Community

RETURN OF SERVICE

STATE OF COLORADO, _____ County
I declare under oath that I served the foregoing Demand for Rent or Possession on ( name of person served)
_____ in _____ County on
_____(date) at _____ a.m ./ p.m. at the following location

( ADDRESS)_____
By ( State Manner of Service )
_____ By handing it to a person identified to me as _____
_____ 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.
__XX__ I am over the age of 18 years

Dated _____ _____
Sign Name

**COURTESY OF HOPKINS,TSCHETTER, SULZER,P.C.**
**FAX COMPLETED FORM TO 303.766.1181 OR 303.766.1819**