# DEMAND FOR COMPLIANCE OR POSSESSION

To _____, and any, and all other occupants of the premises described below. You occupy the Premises ("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 COMPLY WITH THE FOLLOWING CONDITIONS AND COVENANTS OF THE LEASE (LIST LEASE SECTIONS BEING VIOLATED AND DETAILS OF VIOLATION(S)

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***OR VACATE AND DELIVER TO THE UNDERSIGNED THE POSSESSION OF THE PREMISES.***

This demand is made pursuant to § 13–40-104(1)(e), 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

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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 Compliance 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 Compliance or Possession by posting a copy of it in a conspicuous place upon the premises described therein.

Dated _____ _____

Sign Name

**COURTESY OF HOPKINS TSCHETTER SULZER, P.C.**

**Firm Clients: Fax completed form to 303.766.1181 or 303.766.1819 or Colorado Springs 719.227.1181**

**Rev: 07/2007**