# **THIRTY-DAY DEMAND FOR PAYMENT OF RENT OR POSSESSION**

# **FOR PREMISES LOCATED IN DENVER COUNTY**

# **TO:**

# **and any other Occupants** of the Premises described below:

FROM**:** CL Sloan’s Lake LP (Landlord / Landlord’s Agent)

Pursuant to §13-40-104(1)(d), C.R.S., demand is hereby made, within **thirty (30) days\*** from the date this Demand For Payment of Rent or Possession is served upon you, to either pay\*\* to Landlord / Landlord’s Agent the **TOTAL DUE** identified below or move-out and deliver to the Landlord the possession of the following Premises:

**ADDRESS:** **(Apt. #       ) (Garage #      )**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **TOTAL DUE****$** | **Past Due Rent & Additional Rent\*\*\* from      , 20****to      , 20   as provided below:**   **Total Past Due Rent $**   |  |  | | --- | --- | | *Additional Rent* – Utilities *(check applicable)*:  gas  electric  water  garbage and/or  sewer | $ | | *Additional Rent* - Late Fee, Month of , 20 | $ | | *Additional Rent* - Late Fee, Month of , 20 | $ | | *Additional Rent* - Other | $ | | *Additional Rent* - Other | $ | |

The breach of the above-referenced covenant/condition constitutes default under the terms of your Lease, entitling Landlord to possession of the Premises if you fail to pay rent within **thirty (30) days** of service of the Demand. Landlord does not elect to terminate your obligations to Landlord under the Lease and this Demand is without prejudice to Landlord, reserving all rights under the Lease and/or at law.If you fail to comply with this demand by timely payment in full or move-out, Landlord may commence a judicial against you for eviction.

Date Signed:

By:     \_\_\_\_\_\_\_\_\_\_\_\_\_

**Landlord / Landlord’s Agent**

***\**** *Pursuant to § 2-4-108, C.R.S., if day thirty (30) falls on a Saturday, Sunday, or legal holiday, the time period to either cure the default or to move-out*

*and deliver possession is extended to include the next day that is not a Saturday, Sunday, or legal holiday.*

*\*\* Landlord may require payment in certified funds.*

*\*\*\* Additional Rent includes these charges, if provided for in the Lease.*

**RETURN OF SERVICE**

I certify that I served a true copy of **this Demand** and **The Center for Disease Control and Prevention’s (CDC) Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19, 85 FR 55292, effective September 4th, 2020, and CDC Declaration Form in both English and Spanish, and DOLA Cover Letter** on (date), in the County of, Colorado as follows:

By Hand delivery to:  Tenant  Other Occupant  Tenant family member over age 15 residing on or in charge of the Premises.

Name if known: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Name unknown.

**-or-**

By Posting: No person was found at the Premises when service was attempted, I posted in a conspicuous place on the Premises.

|  |
| --- |
| By:      \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |