

JDF 139 A



Demand for Compliance

Notice of Nonpayment of Rent

To: *(mobile homeowner's name)* _____

1. Demand

Within **10 days** of being served this notice, you must either:

- Pay the rent you owe. *(Amount given in Section 3 below.); or*
- Remove your mobile home from the premises and return possession of the space/location identified below to the landlord.

2. Description of Premises

Street Address: _____

City: _____ County: _____ Zip: _____

Space Number/Location: _____

3. Payment Due

You owe \$ _____ in past due rent.

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

The rent for the premises is \$ _____ due every _____

4. Default

Missed rent payments constitute a default under the terms of the lease.

This default entitles the landlord to possession of the premises. See C.R.S. § 38-12-204.

Note to Tenant – Right to Mediation

If you receive:

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

Then you may have a right to mandatory mediation, at no cost to you, before the landlord can start an eviction case in court. C.R.S. § 13-40-106(2).

If you qualify for one of the listed programs, let the landlord know in writing immediately.

5. Certificate of Service

I certify that on *(enter date)* _____ a copy of this document and the attached “Important Notice to the Home Owner” was served by:

- Leaving a copy with *(enter name)* _____ who is:
 - The tenant.
 - Another person occupying the premises.
 - A member of the tenant’s family, who is over 15-years old, and resides on or is in charge of the premises.
- Posting on the mobile home’s main entrance.

6. Sign & Date

Print Your Name: _____

Signature: _____

Date: _____