

Complete all highlighted areas of this form. If something does not apply, use N/A.

EXAMPLE ONLY – COMPLETE FORM AS IT APPLIES TO YOUR SITUATION.

County Court Pueblo County, Colorado Court Address: 501 N. Elizabeth, Room 116 Pueblo, CO 81003		
Plaintiff(s): Mary & John Winter	▲ COURT USE ONLY ▲	
v.		
Defendant(s): Max & Julie Summer <input type="checkbox"/> Any and all other occupants:		
Attorney or Party Without Attorney (Name and Address): Mary & John Winter 123 Alphabet Street Pueblo, CO 81003 Phone Number: 719-696-1224 E-mail: winter2@season.com		Case Number: Division Courtroom
COMPLAINT IN FORCIBLE ENTRY AND DETAINER		

The Plaintiff(s), named above, state(s) and allege(s) as follows:

1. Plaintiff(s) is/are the owner(s) of premises in the City of **Pueblo** County of **Pueblo**, State of Colorado as follows:

Street Address: 1000 Apple Tree Lane, Pueblo, CO 81005		
Subdivision:	Lot	Block

Check the appropriate box and complete.

2. Defendant(s) leased and occupied the premises pursuant to a ☐ written lease, a copy of which is attached and incorporated as Exhibit A or ☐ verbal tenancy at a monthly rental of \$ **850.00**, payable in advance on the **1st** day of each month. By such lease or tenancy, the Defendant(s) entered into the possession and occupancy of the premises.

If you are evicting for non-payment of rent complete this section.

3. ☐ Defendant(s) has/have failed to pay monthly rental due on the following dates: **1/1/18, 2/1/18** and as of the date of this filing is/are indebted to the Plaintiff(s) for past due rent in the amount of \$ **1700.00** and damages in the amount of \$ **TBD (To be determined)**, totaling \$ **1700.00 plus damages**.

If you know dollar amount at the time of filing list here, if not you can list TBD.

Or

If you are evicting for reasons other than non-payment of rent, complete this section.

4. ☐ Defendant(s) has/have violated the terms and conditions of the lease by failing to comply with the following covenants or conditions of the lease:
Example: Tenants have pets on the property when pets are not allowed.
Example: There are more adults living on the property than permitted.

5. Plaintiff(s) have properly served either a written **“Demand for Payment of Rent Due or Possession”** or written **“Notice to Quit”** upon the Defendant(s) on January 25, 2018 (date). The amount of time given to the Defendant(s) on the “Demand” or “Notice” has expired. A copy of the “Demand” or “Notice” is attached and incorporated as Exhibit B.
6. Defendant(s) unlawfully and wrongfully holds possession of the premises contrary to the terms of the parties’ lease agreement. Rent due continues to accrue at \$ 27.95 per day until the Plaintiff(s) regain(s) possession of the premises.
To calculate daily rent, you can take your monthly amount multiplied by 12 then divide by 365 days. Example: $\$850.00 \times 12 = \$10,200$ divided by 365 = $\$27.95/\text{day}$
7. The amount demanded by the Plaintiff(s) ☐ does ☐ does not exceed **\$15,000.00**. If the amount does exceed \$15,000.00, the Plaintiff(s) wish to limit recovery of the amount to the jurisdiction of the Court.

The amount that exceeds \$15,000 can be waived so that the case can be filed in County Court. If Plaintiff does not wish to waive the balance the case must be filed in District Court.

8. Defendant(s) is/are not engaged in the military service of the United States and is/are engaged in a civilian occupation.
9. Plaintiff(s) ☐ do ☐ do not demand trial by jury. If demand is made a jury fee must be paid.

Either party can request a jury to decide their case by demanding trial by jury and paying a jury demand fee. If no jury trial is requested the Judge will decide the case. Check the appropriate box.

Wherefore, Plaintiff(s) request(s) judgment for recovery of possession of the premises, for rent due or to become due, for present and future damages and costs, and for any other relief to which Plaintiff(s) is/are entitled.

☐ By checking this box, I am acknowledging I am filling in the blanks and not changing anything else on the form.

☐ By checking this box, I am acknowledging that I have made a change to the original content of this form. (Checking this box requires you to remove JDF number and copyright at the bottom of the form.)

John Winter Mary Winter
Plaintiff(s) / Plaintiff(s)-Attorney Signature

Sign and enter your address information.

123 Alphabet Street

Plaintiff(s) Address

Pueblo, CO 81003

719-696-1224

Plaintiff(s) Telephone Number