

Use this form if Landlord is giving Tenant time to comply; paying rent owed or correcting a violation in order to remain on the property.  
Complete all highlighted areas of this form as appropriate.

JDF 99	Notice and
	<b>Demand for Compliance</b> and Right to Possession

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

To: (tenant's name) Max and Julie Summer

Check appropriate box based on reason for the eviction; non-payment of rent, lease violation or both.

**1. Grounds for Eviction**

You must: (check all that apply)

☐ Pay the landlord \$ \$2400.00 for past due rent.  
This is for missed payments due on: (enter dates) March 1, 2023 to May 1, 2023.

☐ Comply with the lease. (Describe how the tenant is violating the lease.)

**Example:** Have pets when pets are not allowed on the property

For substantial violations under C.R.S. § 13-40-107.5(3), use JDF 97 – Notice to Quit.

**2. Time to Cure**

You can stop an eviction by fixing the problems above within the following time frame:

(select one) **CHECK THE APPROPRIATE HIGHLIGHTED BOX BELOW**

☐ CARES Act Property: **30 days** from the service date.

CARES Act Properties include: See 15 U.S.C. § 9058(a)(2).

- Homes with a federally backed mortgage (FHA, VA, USDA, etc.); or,
- Those that participate in a federally subsidized housing program.

☐ Residential Agreement: **10 days** from the service date.

☐ Exempt Residential Agreement: **5 days** from the service date.

☐ Employer-provided Housing Agreement: **3 days** from the service date.

☐ Non-Residential Agreement: **3 days** from the service date.

I demand that you either cure the grounds for eviction stated above or deliver to the Landlord the possession of the premises located at:

**3. Description of Premises**

Street Address: 100 Apple Tree Ave \_\_\_\_\_

City: Pueblo \_\_\_\_\_ County: Pueblo \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

The rent for the premises is \$ 800.00 per Month \_\_\_\_\_

**4. Default**

The grounds for eviction stated above constitutes default under the terms of the lease. This default entitles the Landlord to possession of the premises.

**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. Signatures**

John Winter \_\_\_\_\_

Signature (Landlord/Property Manager)

May 23, 2023 \_\_\_\_\_

Date

\_\_\_\_\_  
Signature (Agent/Attorney)

\_\_\_\_\_  
Date

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Complete this section AFTER you have hand delivered or posted this notice. Check the appropriate box and complete.

**6. Service Date**

I certify that on (service date) 5/23/2023, I served this Notice by: (check one)

☐ Leaving a true copy with: (enter full name) Julie Summer

**OR**

☐ By posting it in a conspicuous place at the premises described above.

Print Name: John Winter

John Winter

Signature

5/23/2023

Date