

**NOTICE TO QUIT
OWNER OCCUPIED MOBILE HOME**
(Please Type or Print Legibly)

To: _____

Pursuant to § 38-12-203,C.R.S., you are hereby notified by the undersigned owner that your tenancy of the land described below is terminated as of _____ (date) at _____ (time) and you are accordingly notified to vacate said premises and surrender possession thereof on or before said date and time.

Street Address _____
City _____ Zip Code _____ County _____
Space#/Location _____

The grounds for termination are as follows:

- Failure of the homeowner to comply with local ordinances and state laws and regulations relating to mobile homes and mobile home lots. See § 38-12-203(1)(a),C.R.S.

- Conduct of the homeowner, on the mobile home park premises, which constitutes an annoyance to other homeowners or interference with park management. See § 38-12-203(1)(b),C.R.S.

- Failure of the homeowner to comply with written rules and regulations of the mobile home park. See §38-12-203(1)(c),C.R.S. *Notice: the homeowner has a right to cure the noncompliance within thirty days of the date of service or posting of this notice. The thirty-day period to cure any noncompliance shall run concurrently with the sixty-day period to remove a mobile home from the premises. Acceptance of rent by the landlord or management of a mobile home park during the thirty-day right to cure period shall not constitute a waiver of the landlord's right to terminate the tenancy for any noncompliance.* (§ 38-12-202(3),C.R.S)

- Condemnation or change of use of the mobile home park. See § 38-12-203(1)(d)(I) and/or (II),C.R.S.

- The making or causing to be made, with knowledge, of false or misleading statements on an application of tenancy. See § 38-12-203(1)(e),C.R.S.

- Conduct of the homeowner or any lease of the homeowner or any guest, agent, invitee, or associate of the homeowner or lessee of the homeowner that:
 - Occurs on the mobile home park premises and unreasonably endangers the life of the landlord, any home owner or lessee of the mobile home park, any person living in the park or any guest, agent, invitee, or associate of the home owner or lessee of the home owner, see §38-12-203(1)(f)(I),C.R.S.; or

 - Occurs on the mobile park premises and constitutes willful, wanton, or malicious damage to or destruction of property of the landlord, any home owner or lessee of the mobile home park,

any person living in the park, or any guest, agent, invitee, or associate of the home owner or lessee of the home owner, see § 38-12-203(1)(f)(II),C.R.S; or

Occurs on the mobile home park premises and constitutes a felony prohibited under article 3,4,6,7,9,10,12, or 18 of title 18, see C.R.S, § 38-12-203(1)(f)(III),C.R.S; or

Is the Basis for a pending action to declare the mobile home or any of its contents a class 1 public nuisance under section 16-13-303, C.R.S. see §38-12-203(1)(f)(IV),C.R.S.

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.

Date: _____
Landlord/Owner

By: _____
Landlord/Owner's Agent or Attorney

§38-12-216- Notice of Mediation when permitted

In a controversy between the management and the home owner of a mobile home arising out of the above provisions, except for cases in which the health or safety of the other home owners is in imminent danger, such controversy may be submitted to mediation by either party prior to the filing of a forcible entry and detainer lawsuit upon agreement of the parties. An agreement if reached shall be presented to the court as a stipulation. Either party to the mediation may terminate the mediation process at any time without prejudice. If either party subsequently violates the stipulation, the other party may apply immediately to the court for relief. Also, pursuant to §38-12-1105, C.R.S., beginning May 1, 2020, either party may file a complaint with the Division of Housing of the Department of Local Affairs alleging a violation of the Mobile Home Park Act or the Mobile Home Park Act Dispute Resolution and Enforcement Program.

CERTIFICATE OF SERVICE

I hereby certify that I served this Notice to Quit on _____ (date) in _____ (County), Colorado by my selection below:

By leaving a true copy with _____ (Full Name) who is
 the Tenant,
 other person occupying such premises, or a
 member of the tenant's family above the age of fifteen years and residing on or in charge of the premises _____

(Full Name of Person)

By posting on the front entrance of the mobile home.

Signature