

Notice to Quit

Mobile Home

To: *(tenant's name)* _____

1. Notification of Eviction

You are being notified that your tenancy will be terminated as of:

Date: _____.

Time: _____.

You must either sell or remove the mobile home from the premises by then.

This process is governed by C.R.S. §§ 38-12-202 and -203.

2. Description of Premises

Landlord or Mobile Home Park Name: _____

Street Address: _____

City: _____ County: _____ Zip Code: _____

Space Number/Location: _____

3. Grounds for Termination

(Check all that apply)

- You failed to comply with local ordinances, state laws, or state rules relating to mobile homes and lots. See C.R.S. § 38-12-203(1)(a).

Note – If you fix this within 90 days, this ground for eviction could be voided.

- You failed to comply with the written rules and regulations of the mobile home park. See C.R.S. § 38-12-203(1)(c).

Note – If you fix this within 90 days, this ground for eviction could be voided.

- The mobile home park is being condemned or its use is changing. See C.R.S. § 38-12-203(1)(d).

- You made or caused someone to make materially false or misleading statements on the tenant application. See C.R.S. § 38-12-203(1)(e).

- While on the park premises your or your lessee's conduct; or the conduct of your or your lessee's guest, agent, invitee, or associate:
 - Unreasonably endangered the life of:

the landlord, any home owner or their lessee, any person living in the park, or any home owner's or lessee's guest, agent, invitee, or associate. See C.R.S. § 38-12-203(1)(f)(I).

 - Willfully, wantonly or maliciously damaged or destroyed the property of:

the landlord, any home owner or their lessee, any person living in the park, or any home owner's or lessee's guest, agent, invitee, or associate. See C.R.S. § 38-12-203(1)(f)(II).

 - Materially harmed or threatened: See C.R.S. § 38-12-203(1)(f)(III).
 - The health, safety, or welfare of one or more individuals or animals, including pet animals.

 - Real or personal property.

And this conduct constitutes a felony under Article 3, 4, 6, 7, 9, 10, 12, or 18 of Title 18 (*criminal code*).

 - Was the basis for the mobile home or any of its contents being declared a class 1 public nuisance under C.R.S. § 16-13-303.

4. Some Options

- As noted above, you have the right to cure noncompliance for some grounds of termination within 90 days. See C.R.S. § 38-12-203(1)(a), (1)(c), and (3).

This time to cure runs at the same time as the requirement to sell or remove your mobile home from the premises. You must pay rent and comply with other tenant obligations during this period, and acceptance of rent during this period does not waive the landlord's right to terminate the tenancy for noncompliance.

- You have the option of resolving this eviction through mediation under the Mobile Home Park Act or by filing a complaint with the Mobile Home Park Oversight Program. Visit: cdola.colorado.gov/mobile-home-park-oversight for more information. See C.R.S. §§ 38-12-216 and -1104.

5. Signature & Date

Print name

Signature

Date

6. Certificate of Service

I certify that on (*enter date*) _____ a true and accurate copy of this document 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.

Signature