



2. Defendant leased the premises, a mobile home space, pursuant to a written lease. A copy of the lease is attached and incorporated as Attachment 1.
3. Through this lease the defendant entered into the possession and occupancy of the premises.
4. The lease is being terminated because: *(Check all that apply)*

A. As of this filing, the defendant owes \$ \_\_\_\_\_ in past due rent. This is for missed payments due on *(enter dates)*: \_\_\_\_\_ The defendant also owes damages in the amount of \$ \_\_\_\_\_, for a total of \$ \_\_\_\_\_.

Defendant was given notice of right to cure the noncompliance within 10 days from date of service or posting of the Demand for Compliance Notice of Nonpayment of Rent. Ten days have passed, and the noncompliance has not been cured.

B. Defendant 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).

Identify the ordinance, law, or rule broken. Then specify the time, place and manner in which the defendant failed to comply: \_\_\_\_\_

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Defendant was given notice of right to cure the noncompliance within 90 days from date of service or posting of the notice to quit. Ninety days have passed, and the noncompliance has not been cured.

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

Identify the rule or regulation broken. Then specify the time, place and manner in which the defendant failed to comply: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Defendant was given notice of right to cure the noncompliance within 90 days from date of service or posting of the notice to quit. Ninety days have passed, and the noncompliance has not been cured.

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

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

- F The defendant or defendant lessee’s conduct; or the conduct of the defendant’s or lessee’s guest, agent, invitee, or associate: See C.R.S. § 38-12-203(1)(f).

- F1. Occurred on the mobile home park premises and unreasonably endangered the life of the landlord, any home owner or lessee of the mobile home park, 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).

- F2. Occurred on the mobile park premises and constituted 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).

- F3. Occurred on the mobile home park premises, materially harmed or threatened real or personal property or the health, safety, or welfare of one or more individuals or animals, including pet animals, and constituted a felony prohibited under article 3, 4, 6, 7, 9, 10, 12, or 18 of title 18 (*criminal code*). See C.R.S. § 38-12-203(1)(f)(III).
  
- F4. Was the basis for an action that declared the mobile home or any of its contents a class 1 public nuisance under C.R.S. § 16-13-303. See C.R.S. § 38-12-203(1)(f)(IV).

Specify time, place and manner of conduct:

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- 5. On (*enter date*) \_\_\_\_\_ defendant was properly served with the “Important Notice to the Home Owner” required by C.R.S. § 38-12-204.3(1). The defendant was also properly served with either a written “Demand for Compliance Notice of Nonpayment of Rent” or a written “Notice to Quit.” A copy of the “Demand” or “Notice” is attached and incorporated as Attachment 2.
  
- 6. Defendant unlawfully and wrongfully holds possession of the premises contrary to the terms of the parties’ lease agreement. Rent continues to accrue at \$ \_\_\_\_\_ per day until the plaintiff regains possession of the premises.

