

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

County Court Pueblo County, Colorado Court Address: 320 W. 10th Street Pueblo, CO 81003			
Plaintiff(s): Mary & John Winter v. Defendant(s): Max & Julie Summer <input type="checkbox"/> Any and all other occupants:		▲ COURT USE ONLY ▲	
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 FAX Number: _____ Atty. Reg. #: _____			
		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		
Subdivision: Rainbow	Lot 3	Block 6

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.

Check one or both boxes in paragraph 3 & 4 as appropriate and fill in the fields.

3. ☐ Defendant(s) has/have failed to pay monthly rental due on the following dates: **1/1/14, 2/1/14** 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 \$ **500.00**, totaling **\$2200.00**.

or

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:
Having pets over the number allowed on the property and more adults residing in the home than allowed.

R-4/14

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 **February 20, 2014** (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 due, take monthly rent multiplied by 12 months and divide by 365 days (per year). Example: Rent \$850.00 x 12 = \$10,200 / 365 = \$27.95**

Check the appropriate box.

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 forfeited (given up) so that the case can be filed in County Court. If Plaintiff does not wish to forfeit 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 Court 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.

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

123 Alphabet Street
Plaintiff(s) Address

Pueblo, CO 81003

719-696-1224
Plaintiff(s) Telephone Number

Sign and enter address information.