NOTICE OF TERMINATION OF OCCUPANCY LICENSE PURSUANT TO EMPLOYMENT AGREEMENT

TO: (employee)				, and
-	premises known as:			
Apartment #:	, Detached Garage #:	, Storage Unit #	t:, in the City of	
Zip Code	, County of	, State of Colorad	o, (the "Premises"). Pursuant to t	he Employee
Agreement/License	to Occupy between you and		(employer) and Colo	rado Revised Statute
Sec. 8-4-123, your I	License to Occupy the Premises	dated is hereby terminated.	. You are required to surrender ar	nd vacate the premises
no later than midnig	ght on the (day) of	(mon	th) 20(year).	
You must surrender	possession of the Premises on o	or before this date. If you r	eceive certain Government Assis	tance you may be
eligible for mediation	on see page 2, Note To Tenant -	Right to Mediation.		
Failure to vacate a	nd surrender possession of the	e premises on or before th	e date listed above will result in	n the County Sheriff
	emove you from the Premises.			·
Employer / Agent for	Employer	Date	Apartment Community or E	mployer Name
not completed after ei	sonal service on the first attempt you	u must make a second attemp demand after the second atten	t at personal service on a separate dannpt. The same person does not need t	y. If personal service is to make both attempts.
Personal Service:				
I served the by handing	foregoing Notice of Termination Wit to a person identified to me as:	ith Statutory Mediation Advis	sement to the above listed tenant(s) a	t the above listed address
Insert Tenar	nt's Full Name	on	(date) at	(time)
Landlord/Agent for La	andlord Signature:		Print:	
Service by Posting	j:			
-	onally serve this Notice With Statuto _ (1 st attempt time) I have made ser	=	the first attempt onby:	(1st attempt date)
	py of it in a conspicuous place at the dunsuccessful attempt at service.	e above listed address on	(date) at	(time)
Landlord/Agent for La	andlord Signature:		Print:	
S		(1st attempt)		
Landlord/Agent for La	andlord Signature:		Print:	
-	-	(2nd attempt)		

FORM PROVIDED TO LANDLORD COURTESY OF TSCHETTER SULZER P.C.

^{**} For Calculating Date See: www.thslawfirm.com/calculatingdate/ [Client Login Required]

Note to Tenant - Right to Mediation

To the Tenant(s): If you receive: • Supplemental Security Income; • 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 receive assistance from one of the three listed programs, let the landlord know in writing immediately.

GOVERNMENT ASSISTANCE AFFIDAVIT

INSTRUCTIONS: Complete when convenient. However, this affidavit must be completed prior to sending this Demand to Tschetter Sulzer.

Insert the	e same Address for Tenant(s), that is on the start of the demand on page 1.			
2. I am fa	amiliar with the rental property and the Tenant(s) listed in the foregoing Demand / Notice.			
3. Check	One:			
a.	The Tenant(s) receives Assistance, and the Landlord and Tenant(s) participated in mandatory mediation			
	the mediation was unsuccessful.			
b.	The Landlord and Tenant(s) did not participate in mandatory mediation because:			
	i the Tenant(s) did not disclose or declined to disclose to the Landlord in writing, in response to a			
	written inquiry from the Landlord requesting whether Tenant(s) receives Assistance.			
	ii The Tenant(s) do not receive Assistance.			
	The Landlord is a 501(c)(3) nonprofit organization that offers opportunities for mediation to residential tenants prior to filing a residential eviction in court.			
v The Tenant(s) waived the mediation.				
	Landlord has five or fewer single-family rental homes and no more than five total rental units,			
	including any single-family homes.			
	s date , 20 .			

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Rev: 8/27/24

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